CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 13, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting (Public Hearing) of June 24, 1976, be adopted; and the Minutes of the Regular Council meeting of June 29, 1976, (with the exception of the 'In Camera' portion) be adopted, after adding the following words to the motion by Alderman Harcourt on page 4 concerning the Capitol Theatre Sign:

"and, therefore, the following conditions, as recommended by the Director of Planning be approved:

The lower 10 feet of the sign to be removable and to be removed at owner's cost when requested by the City Engineer, should he consider that such removal is necessary.

The owner entering into an encroachment agreement with the City for the removable portion of the sign.

The City Engineer and Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City.

An annual rental of $630 be established for the encroachment and be subject to review every 2½ years."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer consideration of the following Unfinished Business items until later this day pending the hearing of delegations:

(1) Southwest Marine Drive - Building Line

(2) Hours of Operation for Neighbourhood Pubs

(3) Gastown Merchants' Association Debt to the City of Vancouver

(4) 'Locked In' Lots at 1455 and 1491 East Broadway.

White Lunch Cafeteria - 124 West Hastings Street

Council on June 22, 1976, when considering the matter of the White Lunch Cafeteria which was contained in a report dated June 15, 1976, from two members of the Community Services Committee, passed the following motion:

"THAT this clause as submitted by two members of the Community Services Committee be deferred pending the hearing of a delegation as requested and that following the delegation, the matter of the restaurant's liquor license be considered and dealt with by Council."

The City Clerk advised that the operator of the White Lunch Cafeteria, through his lawyer, has indicated that he does not wish to appear before Council.

Council noted a report from the City Manager dated July 9, 1976, in which reference is made to a letter dated July 5, 1976, which has been received from the Liquor Administration Branch advising that the 1976 Dining Room License of the White Lunch Cafeteria has been cancelled as of July 5, 1976.

MOVED by Ald. Bowers,
THAT the matter of the White Lunch Cafeteria dining room liquor license be received and the Liquor Administration Branch be requested to notify the Council if and when the license is to be reinstated.

- CARRIED UNANIMOUSLY

Opposition to Development at 1974 to 1996 West 6th Avenue

Council on June 1, 1976, deferred consideration of a Manager's report dated May 28, 1976, regarding a proposed development at 1974 to 1996 West 6th Avenue, pending the hearing of a delegation from Mr. D. Whorley, who was opposed to the development.

The City Clerk advised that a number of attempts had been made to contact Mr. Whorley, both by telephone and by letter, but no acknowledgement was received. Therefore, it was assumed Mr. Whorley no longer wished to appear as a delegation on the matter.

MOVED by Ald. Sweeney,
THAT the Manager's report dated May 28, 1976, concerning a development at 1974 to 1996 West 6th Avenue, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Copywriting Vancouver's Setting

Under date of July 6, 1976, Mr. Charles B. Dobson, an Architect, requests to appear before Council concerning the copywriting of Vancouver's setting. Mr. Dobson requests that his presentation will explain recent advances in laser technology to copy large-scale projects.

MOVED by Ald. Harcourt,
THAT the delegation request from Mr. Dobson be granted, but that the presentation be limited to five minutes.

- CARRIED

(Aldermen Bowers and Marzari opposed)

2. Notice of Retirement - City Manager

Under date of July 8, 1976, the City Manager advised Council that it is his wish to retire from the City's service about mid-March, 1977, and was affording Council reasonable time for action to be taken.

MOVED by Ald. Sweeney,
THAT arrangements be made to advertise and fill the vacancy incurred by the retirement of the City Manager.

(Referred)

MOVED by Ald. Volrich,
THAT this whole matter be referred to the Finance and Administration Committee for consideration and report.

- CARRIED

(Aldermen Bowers, Harcourt and Sweeney opposed)

3. Social Welfare Administration Costs

The Minister of Human Resources submitted the following letter dated July 6, 1976, on the matter of social welfare administration costs:

> "Thank you for your letter of June 26th requesting expansion of my statements relating to Provincial takeover of administrative costs from municipalities and my proposal that the ten per cent municipal share of assistance costs also be assumed by Provincial authority.
>
> My staff has already undertaken negotiations to assume the administrative costs for the final eight municipalities and I would hope that we could undertake the financial burden for this administration by September 1st. I recently stated that, in a staged programme it would be my intention to progress toward removal of all administrative costs from the municipalities who are currently paying globally about $800,000 annually.
>
> I further indicated in a recent speech that, in a similar stage progression, I would like to see the overall ten per cent share reduced since I am still of the view that Social Assistance costs are not a rightful levy against municipal land owners. I am sure you can appreciate that I am not in a position to indicate when such changes might be implemented but can promise that they will be continually reviewed in light of a Departmental and Provincial budgetory priority. I appreciate your interest in this matter and rest assured that we will give it our continuing consideration."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Social Welfare Administration
Costs (cont'd)

MOVED by Ald. Bird,
THAT the foregoing letter from the Minister of Human Resources be received.

- CARRIED UNANIMOUSLY

4. Habitat Festival Report

The Council noted a memorandum dated July 8, 1976, from Mr. E. Fladell of the Social Planning Department concerning the success of the recent Habitat Festival. It was noted that the Habitat Festival Society will have an estimated surplus of $50,000 and the Society's Board has voted to use these funds as 'seed money' for any other theatre music festival which the City may wish to sponsor in the future.

Reference was made to some artists who were not successful in selling exhibits, particularly artists from other parts of Canada, and it was suggested that some method of reimbursement should be examined.

MOVED by Ald. Cowie,
THAT the memorandum from Mr. Fladell dated July 8, 1976, be received and before a final decision is made with respect to surplus funds, Mr. Fladell examine the feasibility of reimbursing train fares to those artists who suffered hardship.

- CARRIED UNANIMOUSLY

5. Disposal of Habitat Decorations

Under date of July 9, 1976, Alderman Kennedy, as Chairman of the Special Committee re United Nations Conference, submitted the following memorandum:

"In the planning for Habitat Conference, funds were provided to increase the number of banners and flags and introduce a greater variety of banners for the City's annual street decoration program. Approximately 700 banners and 2000 Habitat flags were purchased and installed on various streets and bridges in the City and it is planned that these decorations will be left in place for the normal decoration season (until October).

I am advised by the City Engineer that, to date, over 400 of the flags have been stolen. After replacing the stolen flags there are approximately 30 left for replacements or special occasions. After all spares have been used, it is the practice as these flags and banners are stolen to rearrange them to maintain a display over a reduced length of street.

It is estimated that 400 to 500 flags and 500 to 600 banners will be recovered at the end of the season. These banners are normally sold individually at a fixed price set by the Purchasing Agent to people who attend the Winter auction. The prices for the banners have ranged from $1 to $2 each (with the exception of three years ago when the Indian art banners sold for $5 each).

I would recommend that the Special Committee of Council re United Nations Conference organize and publicize an auction for the disposal of the remaining flags and banners."

MOVED by Ald. Kennedy,
THAT the recommendation contained in the foregoing memorandum be approved.

- CARRIED

(Aldermen Bowers, Cowie and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JULY 9, 1976

Works & Utility Matters
(July 9, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of Laurel Street between 10th and 12th Avenues
Cl. 2: Tender No. 57-76-4 - Supply and Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings and Couplings

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 9, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Terms of Reference for Mount Pleasant Triangle N.I.P. Committee
Cl. 2: 2nd Avenue and Wallace Street - Architectural Consultant Services
Cl. 3: 1167 West 7th Avenue - Townhouse Development Development Permit Application #71992
Cl. 4: Rezoning Application - 2500 Block Franklin between Kamloops and Penticton Streets
Cl. 5: Rezoning Application - 1505 and 1515 East Pender and 454 and 458 McLean Drive
Cl. 6: City-Owned Vacant Lands - Family Rental Housing

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 2500 Block Franklin between Kamloops and Penticton Streets (Clause 4)

MOVED by Ald. Volrich,
THAT this rezoning application be referred to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari and Sweeney opposed)

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Volrich opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(July 9, 1976) (cont'd)

Rezoning Application - 1505 and 1515 East Pender and 454 and 458 McLean Drive (Clause 5)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, the Council agreed to deal with the following City Manager's reports all dated July 6, 1976:

- Rezoning Application - Area Generally Bounded by Boundary Road, Price and Tanner Streets and Lot 36, Block 88

- Rezoning Application - W/S of Wallace Street between West 2nd Avenue and Point Grey Road

- Rezoning Application - Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

- Rezoning Application - Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in the foregoing reports be approved, after striking out recommendation C of the Director of Planning in the report dealing with Foster Avenue, and inserting in lieu thereof, the following:

"That City Council approve the proposed park development subject to the City Engineer agreeing on the closure of Foster Avenue."

- CARRIED UNANIMOUSLY

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Building & Planning Matters
(July 9, 1976) (cont'd)

City-Owned Vacant Lands - Family Rental Housing (Clause 6)

MOVED by Ald. Harcourt,
THAT preliminary discussions be held with the Senior Governments to provide the land write down subsidy in some form, or provide some type of protection against the City losing the beneficial effect of the subsidy through a change in use or ownership of the property, or permit City recovery of the subsidy through time as the future economics of the housing units change.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Licenses & Claims Matters
(July 9, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Claims - Sunset Ice Rink
Cl. 2: 3681 West 4th Avenue - Neighbourhood Pub

Claims - Sunset Ice Rink
(Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received and, therefore the matter not be pursued any further.

- CARRIED UNANIMOUSLY

3681 West 4th Avenue - Neighbourhood Pub (Clause 2)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 9, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Expansion of Parking Meter Area
Cl. 2: Petition - Resident Parking Only Signs - 3000 Block West 6th Avenue
Cl. 3: Requests for Added Bus Stop on Arbutus Street and on Cornwall Street

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(July 9, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) April 1976
Cl. 2: Dental Division Staff Reorganization
Cl. 3: Pacific National Exhibition - 1976 Operating and Capital Budgets
Cl. 4: Investment Matters (Various Funds) May 1976
Cl. 5: Tenders for Renovation of Public Safety Building

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(July 9, 1976) (cont'd)

Pacific National Exhibition - 1976
Operating and Capital Budgets
(Clause 3)

MOVED by Ald. Bowers,
THAT the 1976 Capital Budget of the Pacific National Exhibition be approved as detailed in this Clause and the 1976 Operating Budget be received for information.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clause 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 9, 1976)

Business Information Systems Analysis and Design Course - Attendance, One Employee, Accounting Division, Finance Department
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 9, 1976)

Demolition of Vacant Dwelling -
1849 Victoria Drive (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Accreditation, Constitution and By-laws of the Proposed Employers' Organization

The Council noted a letter from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees, both requesting that consideration of this report be held over until the next regular Council meeting at which time both Unions wish to appear as delegations.

MOVED by Ald. Sweeney,
THAT the delegation requests be granted and the City Manager's report dated June 30, 1976, be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Collection of By-law Fines - Additional Staff

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

D. Dunlevy Alexander Hostel Construction

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

E. Relocation of Smithe Street Eastbound Bus Route to Robson Street

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in his report dated July 7, 1976, be approved.

- CARRIED UNANIMOUSLY

F. Vancouver Museums and Planetarium - Annual Operating Grant

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in his report dated July 9, 1976, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Boyce,
THAT the Finance and Administration Committee give consideration to a proposal that the Provincial Government be requested to take over the operation of the Vancouver Museums and Planetarium after 1977.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session at approximately 11:20 a.m.

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G. Meal Service - Multi-use Centre

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

H. Janitorial Services - Multi-use Centre

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Janitorial Services - Multi-use Centre (cont'd)

MOVED by Ald. Bird,
THAT the Director of Social Planning be requested to report on a means by which persons on Mincome using the Centre, would perform maintenance and janitorial services in the facility.

- CARRIED UNANIMOUSLY

I. Cheshire Homes Society of B.C.
Site for the Physically Handicapped

MOVED by Ald. Harcourt,
THAT the request for a deferment of the sale date from July 8, 1976, to September 8, 1976, by the Cheshire Homes Society, be granted, and the Provincial Government and Central Mortgage and Housing Corporation be urged to complete funding arrangements by September 8, 1976.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Housing and Environment, June 24, 1976

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Status Report on Government Assisted Housing in the City of Vancouver
Cl. 2: Housing Program for Seniors
Cl. 3: Disposition of City-owned Lot in 600 Block East 6th Avenue, Lot C, Block 27, D.L. 200A Coast Foundation Society
Cl. 4: Anavets Senior Citizens' Housing Project - 900 Block East 8th Avenue
Cl. 5A: Standards of Maintenance By-law - 630 Alexander and 1168 East Hastings
Cl. 5B: Ohio Rooms, 245 Powell Street - Lodging House By-law
Cl. 6: Standards of Maintenance By-law - 1799 Cedar Crescent
Cl. 7: Wicklow Hotel, 1516 Powell Street - Lodging House By-law

Clauses 1 - 7 inclusive

MOVED by Ald. Harcourt
THAT Clause 1 be received for information and the recommendations of the Committee, as contained in Clauses 2, 3, 4, 5A, 5B, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, June 24, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: West Point Grey Community Association - Branch Library
Cl. 2: Orpheum Theatre Restoration

MOVED by Ald. Volrich
THAT Clause 1 be received for information, and the recommendations of the Committee, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services, June 24, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Liquor Permit Application - 170 Water Street
Cl. 2: Liquor Permit Application - 1781 Beach Avenue
Cl. 3: Proliferation of Liquor Outlets
Cl. 4: Civic Grant Request - Strathcona Summer Enrichment Program
Cl. 5: Civic Grants - Status Report

Cont'd....

Report of Standing Committee on
Community Services,
(June 24, 1975,) (Cont'd)

Clauses 1, 2, 3 & 5 (inclusive)

MOVED by Ald. Marzari
THAT the recommendations of the Committee, as contained in clauses 1 and 2 be approved, and clauses 3 and 5 be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Request - Strathcona
Summer Enrichment Program.
(Clause 4)

MOVED by Ald. Marzari
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE BY-LAW
(Passenger Transportation Pool)

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO REGULATE NOISE OR SOUND WITHIN THE CITY OF VANCOUVER

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Towing Vehicles from Parking Lots)

MOVED by Ald. Cowie
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Cowie
THAT Paragraph 3 of this By-law be amended to read as follows:

"3. Section 35A is amended by adding the following immediately after subsection (7)

' (8) No driver of a tow truck shall remove any vehicle from any parking lot or vacant land under any agreement with the owner, occupier or operator thereof as the case may be, unless at the time such agreement was made there was, and at the time such vehicle is towed away there is, an approved towaway sign conspicuously displayed on the said parking lot or vacant land.' "

- CARRIED UNANIMOUSLY

There being no further amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

*Underlining denotes amendment.

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Champlain Heights, Areas E & F, Enclaves 2-8 & 12-21)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bowers, Boyce, Kennedy and Sweeney were excused from voting on this By-law)

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $144,847.65 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $135,716.09 IN LAWFUL MONEY OF CANADA FOR CERTAIN UNDERGROUND WIRING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $952,150.71 IN LAWFUL MONEY OF CANADA FOR CERTAIN BEAUTIFICATION PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, itwas

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

8. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,063,755.20 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF $572,131 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Road Purposes (Portion of Joyce Road S/S of Vanness)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as road;

Cont'd....

MOTIONS (Cont'd)

Establishment of Land for Road Purposes (Portion of Joyce Road S/S of Vanness) (Cont'd)

THEREFORE BE IT RESOLVED THAT all those portions of Lots 5, 7 and 8, Block 158, District Lot 37, Plan 2750, Group One, N.W.D. lying to the West of a line drawn parallel to and seven feet perpendicularly distant Easterly from the Westerly limit of said Lots 5, 7 and 8, the same as shown outlined red on a plan prepared by Noel E. Peters B.C.L.S., dated June 25, 1976, and marginally numbered LF 7756, a print of which is hereunto annexed be and the same are hereby established for road purposes and declared to form and constitute portion of road; and

FURTHER BE IT RESOLVED THAT the Resolution of Council establishing the hereinbefore described road dated June 15, 1976, be rescinded.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

B. Allocation of Land for Lane Purposes (1827 West 3rd Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of each of Lots 26, 27, 28, 29 and 30, Block 227, District Lot 526, Plan 590

1827 West 3rd Avenue;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (North 5 feet of each of Lots 6 and 7 except that part of each lot included in Explanatory Plan 6253, Block 1, D.L. 709)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 5 feet of each of lots 6 and 7 except that part of each lot included in Explanatory Plan 6253, Block 1, District Lot 709, Plan No. 1759 as amended, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S. dated May 25, 1976, and marginally numbered LF 7707, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

No.19 Firehall.

Alderman Bird referred to a number of letters from senior citizens in the area of 2nd Avenue and Wallace where there was a fire recently, thanking Council for not closing No. 19 Firehall.

The Council recessed at 11.50 a.m., to reconvene at 2.00 p.m.

* * * * * *

The Council reconvened in the Council Chamber at 2.00 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry.

UNFINISHED BUSINESS & DELEGATIONS

1. Southwest Marine Drive - Building Line.

Council, on June 22, 1976, deferred consideration of the report of the City Manager dated June 18, 1976, on Southwest Marine Drive - Building line, to permit a delegation from Mr. N.S. Hepburn.

In the City Manager's report the City Engineer stated: -

" Southwest Marine Drive has been for many years and is now an important major street carrying traffic volumes equal to those of 41st Avenue. It is the shortest route connecting the Endowment Lands and West Point Grey with areas to the south and east and is the logical route for this purpose. Any declassification of Southwest Marine Drive would result in these necessary trips being diverted into the residential streets to the north which are narrower, have smaller lot sizes and have far more people living along them. In addition, the setbacks are not as great as on Marine Drive and, therefore, the property owners are closer to the traffic. Diversion of traffic from Southwest Marine Drive to these streets to the north would increase trip lengths and would significantly increase the number of people detrimentally affected, when compared to those along Southwest Marine Drive. For these reasons, Southwest Marine Drive should be retained as a major street in the City street system, including the retention of the existing 100-foot building line to provide for future needs of the City."

Cont'd....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Southwest Marine Drive -
Building Line (Cont'd)

Mr. N.S. Hepburn, Executive Chairman, Save Southwest Marine Drive Committee, addressed Council and submitted a brief stating that the widening of Southwest Marine Drive would virtually destroy this road as a park-like drive. In addition major reconstruction would be required between Yew and Macdonald Streets with retaining structures to bring the alignment and grade up to acceptable standards. The brief suggested to Council that it undertake a comprehensive study of the east-west traffic between Granville Street and the University Endowment Lands.

MOVED by Ald. Volrich

THAT Council re-emphasize that Southwest Marine Drive remain as is, and that no widening of this road take place without the approval of Council:

FURTHER THAT, in due time, a report be prepared for Council to include results of a study of alternate strategies to handle traffic along Southwest Marine Drive and, in addition, the present 100 ft. building line remain.

- CARRIED

(Ald. Sweeney opposed)

2. Hours of Operation for
Neighbourhood Pubs.

Council, on June 15, 1976, deferred a clause in the report of the Standing Committee on Community Services dated June 3, 1976, on hours of operation of Neighbourhood Pubs to permit Mr. Peter Uram to appear before Council as a delegation.

Mr. Uram stated that he was asking for Council's support for a request to the Provincial Government to consider permitting neighbourhood pubs an extension beyond the present 11:00 p.m. closing hours. He also stated that fifty-one (51) neighbourhood pubs in the Province have formed an Association and this Association will be making representations to the Provincial Government and the Liquor Administration Branch to permit neighbourhood pubs to remain open longer hours.

MOVED by Ald. Cowie

THAT Council request the Provincial Government to amend the appropriate legislation to permit municipal councils to extend the hours of neighbourhood pubs beyond the present 11.00 p.m. closing hours, based on individual merit.

- LOST (tie-vote)

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

3. Gastown Merchants' Association
Debt to the City of Vancouver.

On June 29, 1976, Council deferred consideration of a Manager's Report dated June 25, 1976, on the Gastown Merchants Association's Debt to the City of Vancouver, to permit a delegation from the Association.

Mr. A. Bowen addressed Council and spoke specifically to the amount of $3,223.10 owing to the City for clean-up work related to the street closures for the Farmers' Market activities in 1974. He requested that Council give consideration to reducing the debt.

MOVED by Ald. Boyce
THAT City Council forgive the Gastown Merchants' Association 50% of the debt of $3,223.10 owing to the City for clean-up work related to the street closures for Farmers' Market activities in 1974.

- CARRIED

(Ald. Bird, Bowers, Marzari and Sweeney opposed)

4. "Locked In" Lots at 1455
and 1491 East Broadway.

On June 29, 1976, Council deferred consideration of a Manager's report dated June 25, 1976, on "Locked In" Lots at 1455 and 1491 East Broadway, to permit delegations from Mr. J. Brown, solicitor on behalf of Mr. & Mrs. E. Dobrowolski (1491 East Broadway) and Mr. A. Bruno (1455 East Broadway).

Mr. J. Brown, solicitor, stated that he had been unable to contact his clients, Mr. and Mrs. Dobrowolski, to discuss this matter, until today, at which time he was informed that Mrs. Dobrowolski is in hospital and Mr. Dobrowolski had requested that he seek an adjournment of this matter.

Mr. Bruno (1455 East Broadway) addressed Council. He advised that he has spent a considerable sum renovating his property and does not consider the offer made by the real estate firm to be a fair one.

A representative of the Planning Department advised that research has indicated that his Department, while it had entered into some negotiations with the owners of the subject properties, these had not been extensive.

MOVED by Ald. Bowers
THAT issuance of this development permit be deferred to the next meeting of Council to permit the property owners, the developers and the Planning Department to enter into further negotiations.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (Cont'd)

Residents' Petition (Kitsilano Point)
re 1931-33, 1937, 1943, and 1949 Creelman.

Alderman Harcourt — Advised he had received a petition signed by a number of residents of Kitsilano Point with respect to properties on Creelman Street. He had also in his possession a letter from the architect representing the owner of the properties which stated that the owners have plans for two Four-plexes but are awaiting the enactment of the required zoning amendment. The letter, dated June 22, 1976, indicated that the tenants would be given notice on June 30, 1976, to permit the buildings to be vacated within three months. Mr. Manning further indicated that the owners are unwilling to repair and paint the property as ordered by the Building Inspector.

MOVED by Ald. Harcourt

THAT the City Manager be requested to immediately investigate the statements made by the residents and ensure that the houses at 1931-33, 1937, 1943 and 1949 Creelman Street comply with the Minimum Standards By-law:

FURTHER THAT the City Manager report to the next meeting of Council on this matter, including whether or not the developer has met the City's relative By-law requirements.

- CARRIED

(Ald. Kennedy opposed)

Bike Route - Burrard
Bridge to Macdonald.

Alderman Cowie — stated that cycling across the Burrard Bridge is dangerous. He also considers that it is hazardous for cyclists who travel from Burrard to Macdonald. He requested that the City Engineer investigate safety measures, particularly on the Burrard Street Bridge, e.g. railing, restricting pedestrians to one sidewalk and cyclists to the other. The Mayor so directed.

* * * * *

The Council adjourned at 3.10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 13, 1976, adopted on July 27, 1976.

A. Phillips
MAYOR

K. N. Wells
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Laurel Street between 10th Avenue and 12th Avenue - Adjacent to Blocks 376 and 377, D.L. 526

The City Engineer reports as follows:

"On June 26, 1969, Council approved the rezoning of certain Vancouver General Hospital lands, including Blocks 376 and 377, D.L. 526, subject to a number of conditions. One of the conditions was 'Closure of Laurel Street between 10th and 12th Avenues be approved in principle, providing a through driveway between 12th and 10th Avenues is first made available for circulating traffic and is recognizable as such (a 36-foot pavement width with 6-foot sidewalks shall be considered a minimum standard for such a driveway).'

The Vancouver General Hospital and the Greater Vancouver Regional Hospital District are the owners of the lands abutting Laurel Street between 10th and 12th Avenues. They are requesting the closure of this portion of Laurel Street in order to proceed with the next phase of the hospital complex, an emergency core building.

I RECOMMEND that all that portion of Laurel Street between 10th and 12th Avenues, as shown outlined on plan marginally numbered LE 4390 be closed, stopped up and conveyed to the Vancouver General Hospital subject to the following conditions:

(a) The closed road be conveyed to the Vancouver General Hospital in exchange for a dedicated road allowance between 10th and 12th Avenues, approximately 170 feet westerly from the existing Laurel Street.

(b) The portion of road so closed be subdivided with the abutting hospital property to the satisfaction of the Approving Officer.

(c) The new roadway is to be constructed at no cost to the City and to the satisfaction of the City Engineer prior to the closing of Laurel Street to traffic.

(d) The cost of relocation of utilities and street work necessary to close Laurel Street to be to the account of the Vancouver General Hospital. The estimated cost of this work is $16,000.

(e) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Tender No. 57-76-4 - Supply & Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings and Couplings

Tenders for the above were opened on April 26th and referred to the City Engineer and Purchasing Agent for report.

The City Engineer and Purchasing Agent report as follows:-

"The 7% Provincial Sales Tax is in addition to the prices shown in this report. Funds are provided for from the Sewers Capital Budget.

The tender listed 88 items. 12 items are not required, leaving 76 items for consideration.

The 76 items are comprised of:- 10 items of pipe
61 items of fittings
5 items of repair couplings

Cont'd . . .

Clause 2 Cont'd

A condensed tabulation is as follows:-

PIPE, FITTINGS AND REPAIR COUPLINGS

BID NO.	TENDERER	TOTAL PRICE	ADJUSTED FOR LOCAL CONTENT
1.	IXL Industries Ltd.	$223,768.92	-
2.	Atlas Asbestos Co.	350,241.65	$337,107.59
3.	Flex-Lox Industries	369,306.09	350,840.75
4.	Canadian Johns Manville	376,518.55	-
	REPAIR COUPLINGS ONLY		
5.	Fred Surridge Ltd. (bid on 3 items only).	$ 5,926.14	($6886.00 after adjustment for non-bid items). -
6.	Hanley & Gibson Ltd.	6,791.00	$ 6,782.50

None of the six bids received offered prices on all items. Bid No. 2 (Atlas Asbestos) and Bid No. 4 (Canadian Johns Manville) both have offered Asbestos Cement Pipe and Fittings which do not meet specifications. The City does not consider asbestos cement pipe to be an approved alternative to vitrified clay pipe. In addition, they did not offer prices on 26 items and 34 items respectively.

The following is a comparison of the bids submitted by Flex-Lox Industries Ltd. (Bid No. 3), and IXL Industries Ltd. (Bid No. 1).

FLEX-LOX INDUSTRIES

Flex-Lox Industries Ltd., formerly Clayburn Harbison Ltd., have been supplying the City with clay pipe since the 1940's. Until 1960 they produced pipe with a clay bell and used an oakum and mortar joint. From 1960 to 1966 their pipe had a clay bell and utilized polyurethane gaskets. Since 1966 they have been using the modern 'Flex-Lox' coupling. This is a superior pipe joint consisting of a resilient polyurethane gasket cast onto both ends of a plain end pipe and a separate external sleeve coupling for jointing the pipe together. Jointing in the field consists simply of pushing the spigot end of the pipe into the external sleeve. The City of Vancouver believes this joint to be far superior to any other on the market.

Since 1950 the City has installed and relaid over 1.5 million feet (297 miles) of vitrified clay pipe. Insofar as pipe diameters are concerned, no compatibility problems have been encountered between new pipe and old because of the constant supply from one supplier. A change to a different supplier will cause some problems in the field when making repairs or connections as the inside and outside diameters won't match. In the past, Flex-Lox has also made many 'special' items to our specifications including drop-manhole tees and special bushings. The City presently accounts for over 30% of Flex-Lox's business.

At present, there is approximately 25,000 ft. of clay pipe in stock and 4,800 fittings. Some of these fittings will remain after all of the pipe has been used. Some Flex-Lox pipe and fittings, therefore, will still be required to effectively use all remaining inventory and to overcome any compatability problems which may arise through the use of IXL pipe when making repairs or connections to Flex-Lox pipe previously installed.

IXL INDUSTRIES LTD.

This firm has tendered on supplying a full range of vitrified clay pipe and fittings. All products are manufactured in Medicine Hat, Alberta.

IXL products do not meet the specifications of the tender because they are unglazed. To compensate for this, they have offered to dip their pipe and fittings in a high polymer polyvinyl acetate emulsion which is resistant to water, heat, cold, oil, gasoline, acids and other corrosive materials. This emulsion is generally used

Cont'd . . .

Clause 2 Cont'd

with cement mortars or grouts or for waterproofing interior and exterior foundations. It has been used as a sealing and protecting agent in concrete pipe for special applications dealing with corrosive wastes.

Glazed vitrified clay pipe has always been specified by the City because of its proven performance history and its past superiority over unglazed pipe. In recent years, new manufacturing techniques and improved quality control have enabled the production of unglazed pipe which is comparable to glazed pipe. In England, the use of glazing is diminishing and, as in the U.S., the omission of glazing is permitted in the standard specifications for sewer pipe. The Building Research Station in England now states that there is no significant difference in the hydraulic resistance of the two types of pipe in service, and that modern unglazed pipe is no less suitable for a given application than the older glazed variety.

Although the Flex-Lox pipe is more desirable because of the ceramic glaze used, current literature indicates that the IXL pipe should be suitable for our purposes. The dipping of IXL pipe in the polyvinyl acetate emulsion should ensure that the pipe is watertight. Considering the large price difference between IXL and Flex-Lox, there does not seem to be any reasonable grounds to reject IXL pipe on the matter of glazing alone.

The use of IXL pipe will incur some extra expense to the City, i.e., the short pipe lengths (20-25% shorter than Flex-Lox) and the clay bell will increase laying costs approximately $0.50/ft. or $43,500 for the 87,000 ft. of pipe estimated in the tender. The distance from the supplier (Medicine Hat), the lack of a local representative and some past supply problems may require a slightly larger inventory. The additional repair couplings, bushings and adaptors to make the IXL pipe compatible with existing pipe is estimated at $5,500.

(Total extra cost for laying, stock and repair couplings - $50,000).

It is estimated that a net savings of $95,000 can be realized by using IXL pipe in lieu of Flex-Lox, i.e. -

Difference in bid price	-	$145,000
Less extra cost for laying, stock and couplings	-	50,000
Savings	-	$ 95,000

DISCUSSION ON REPAIR COUPLING BIDS

Fred Surridge Ltd.

This firm has only tendered on the supply of three of the five sizes of repair couplings and were the low bid on the 8" size only.

Hanley & Gibson Ltd.

This firm has tendered on the supply of all five repair couplings and is to City specifications. IXL Industries Ltd. has tendered the lowest bid on the rubber repair couplings but their couplings are not an approved equal to the couplings specified in the tender. The IXL coupling is incapable of carrying shear loads and also lacks the rigidity of the specified coupling. Furthermore, Hanley and Gibson offer a full line of bushings and adaptors which will be necessary to match IXL pipe and fittings to existing inventory.

The City Engineer and Purchasing Agent RECOMMEND:

(i) that the supply and delivery of all vitrified clay sewer pipe and fittings be awarded to IXL Industries Ltd. at a total cost of $220,147.42 ($223,768.92 less cost of repair couplings) based on estimated requirements for the next one-year period,

(ii) that the supply and delivery of rubber repair couplings be awarded to Hanley and Gibson Ltd. at a cost of $6,791."

The City Manager RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 488

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Terms of Reference for Mount Pleasant Triangle N.I.P. Committee

The Director of Planning reports as follows:

"On October 14, 1975, the Downtown East Side and a portion of Mount Pleasant/Cedar Cottage were designated as N.I.P. areas. On January 27, 1976, Council approved the boundaries of the Mount Pleasant N.I.P. area as Broadway, Kingsway and Knight St./Clark Dr. Preplanning commenced in Mount Pleasant in January 1976 and a public meeting was held in Florence Nightingale Elementary School on March 4, 1976 to initiate public involvement in the community. A committee of 12 persons was formed at that meeting to begin working with the Planning Department in preparing a Concept Plan for Council's approval.

This committee met regularly in the Mount Pleasant Information Centre at 724 East Broadway and held specially publicized meetings in specific sub-areas to ensure adequate representation. The committee now meets regularly in the Planning Department site office at 670 E. Broadway.

In order to define the committee's role and its relationship to City Council and to civic staff, terms of reference were developed and approved by the committee. They are based largely on terms of reference developed for previous planning programs in Kitsilano, Cedar Cottage, Fairview and Grandview/Woodlands with specific provisions to take into account the conditions within the Mount Pleasant N.I.P. Triangle.

In order to formalize the Mount Pleasant Triangle N.I.P. committee it is recommended

that Council endorse the terms of reference for the Mount Pleasant Triangle N.I.P. Committee as attached in Appendix I."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. 2nd Avenue and Wallace Street - Architectural Consultant Services

The Director of Housing reports as follows:

"In putting together the housing proposal for the above-mentioned site so that the Planning Department could evaluate and assess the total conceptual development for rezoning and public hearing purposes, it was necessary to ask the architectural consultant for the Public Housing Corporation to co-ordinate the architectural activities of the two co-op groups (Penta and Dunbar) into one co-ordinated scheme.

The excess architectural costs amounted to $750.00. These costs are recoverable eventually from the total project and can be provided in the interim from the Public Housing Fund.

The Director of Housing RECOMMENDS that an additional $750.00 be appropriated from the Public Housing Fund for the above described purposes."

The City Manager RECOMMENDS that the recommendation of the Director of Housing be approved.

Cont'd . . .

3. 1167 West 7th Avenue - Townhouse Development
Development Permit Application #71992

The Director of Planning reports as follows:

"Development Permit Application #71992 has been filed by J.M. Schmidt, Architect, for Dr. Batt, to construct a three-storey townhouse development containing 6 dwelling units on this site located on Fairview Slopes at the north side of 7th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height, this Plan states 'The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades or all street frontages.'

The development, as proposed, will be in conformity to the 35' height guidelines and the height of the building, as proposed, would be 30' above the southerly property line. However, the applicant is prepared to reduce the height to 25'.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

Cont'd . . .

Clause #3 continued:

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a three-storey townhouse development containing 6 dwelling units on this site, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

- Provision of lane access into the underground parking garage to be first approved by the Director of Planning and the City Engineer.

- Provision and location of garbage storage and pick-up area to be made to the satisfaction of the Director of Planning after consultation with the City Engineer and the Medical Health Officer.

- Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.

- The northerly 10' of site (Lot 17) to be first dedicated to the City for lane purposes and any necessary arrangements to be first entered into with the City for use of this portion of the site so dedicated.

- Any non-standard treatment of the City street to be first approved by the City Engineer.

- Revised drawing to be submitted clearly indicating that the height of the building not to exceed 25' measured from the south property line.

B. All 12 off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All approved landscaping and treatment of the open portions of the site, other than the off-street parking area referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Rezoning Application - 2500 Block of Franklin Street between Kamloops and Penticton Streets

The Director of Planning reports as follows:

"An application has been received from J. F. Funaro requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

Cont'd . . .

Clause #4 continued:

'erecting a shopping and office complex with parking for the development and communal parking for the merchants of the area.'

SITE DESCRIPTION

The subject site is located on the south side of the 2500 Block of Franklin Street between Penticton Street, Kamloops Street and the lane North of Hastings Street. The site measures 528 feet along Franklin Street, 120 feet along Kamloops Street and 119.95 feet along Penticton Street. The total site area is approximately 63,360 square feet. (See Appendix A).

The site is presently zoned (RS-1) One-Family Dwelling District and is used as a collective parking lot for area merchants. The surrounding land to the East, North and West is also zoned (RS-1) One-Family Dwelling District. The block to the Northeast of the subject site is occupied by the Hastings School. The land to the South, which fronts on Hastings Street, is zoned (C-2) Commercial District.

The existing parking lot contains 165 parking spaces in three rows. These spaces are available to the public for two hours of free parking. The lot abuts the lane to the south. A well maintained landscaped strip separates the lot from Franklin Street to the South.

The houses immediately to the West, North and East of the subject site are predominantly two storeys with basements. The age, style and condition of these houses is quite varied. The commercial buildings to the South of the site are mostly two-storey structures. The age and size of these buildings are extremely varied as are the depths of the buildings and their uses which are adjacent to the lane at the rear. Several buildings appear to have residential units on the second floor.

BACKGROUND

The subject site, called the Hastings Street Collective Parking Project, is City-owned under a local improvement levy whereby the local merchants are paying for the site on a pro-rated basis.

On February 26, 1976, the Standing Committee on Planning and Development considered a letter dated February 18, 1976, from the President of the Hastings Chamber of Commerce supporting the redevelopment of this site. The architect for the proposed development, the applicant, and two local businessmen were present for the discussion.

The Committee resolved:

' THAT the Committee feels the proposed development is too massive and an inappropriate design for a residential community but that a supermarket proposal is desirable and the developers should consider scaling down the development and getting the consensus of all firms who have contributed in the payment of the collective parking lot, as well as that of the residents in the area, to any proposed development.'

On April 23, 1976 the applicant submitted his application for rezoning to which were attached plans of the proposed development. The drawings, stamped 'Received, April 23, 1976' indicated a structure of virtually the same bulk as that in the drawings received by the Standing Committee on Planning and Development.

Cont'd . . .

Clause #4 continued:

PROPOSED DEVELOPMENT

The proposed development is a three-storey structure which contains a supermarket on the ground floor, a mall of rented offices on the second floor and a retail shopping mall on the third floor. 373 parking spaces are indicated on three levels in the eastern portion of the structure of which two levels are covered and ingress and egress to the parking is from both Franklin Street and the lane.

CALCULATIONS

Site Area:	63,360 square feet
Floor Area:	
Parking (2 covered levels)	69,710 square feet
Commercial Area	67,530 square feet
	137,240 square feet
Floor Space Ratio: (excludes parking)	1.066
Net Retail Area: (excludes malls)	53,986 square feet
Net Area of the Supermarket:	20,900 square feet

Parking:

Retail (required for gross retail area)	132 spaces
(required for net retail area)	105 spaces
(proposed)	272 spaces
Collective (per D.P. #33040)	165 spaces
(proposed)	167 spaces
Total (proposed)	373 spaces

Loading:

Retail (required for gross retail area)	4 spaces
(required for net retail area)	3 spaces
(proposed)	1 suitable space

Setbacks:

Kamloops Street	14 feet
Penticton Street	0 feet
Franklin Street	2 feet
Lane	1 foot

Heights:

Ground Floor	16 feet
Second Floor	12 feet
Third Floor	12 feet
	40 feet

URBAN DESIGN PANEL

On May 13, 1976 the Urban Design Panel considered the proposed scheme of development:

> 'The Panel agrees with the Planning Department's position that this rezoning application be refused as it presents an unwarranted intrusion into a residential area. Furthermore, the Panel found it impossible to take the incongruous design proposal seriously.

Cont'd . . .

Clause #4 continued:

Recommendation: That this rezoning application not be approved.'

ANALYSIS

The Director of Legal Services, in a memorandum dated June 16, 1976, gave the following opinion of the legal aspects of the proposed redevelopment of this site:

'The Hastings Street Collective Parking Project which is situated on Lots 1-13 inclusive and A and B, Block 53 THSL was undertaken by Council by way of a petition submitted by the businessmen in the area to be benefited. All costs for the acquisition of the lands for the construction of the parking project are defrayed by special assessment imposed on the real property benefited thereby.

The lands upon which the project is constructed are owned by the City and the City has the statutory authority to dispose of lands no longer required, but this is subject to any statutory prohibition or a disenabling trust or condition. The City, having undertaken the project pursuant to the applicable provisions of the Charter as a local improvement, raised monies therefor by way of a local improvement by-law. The monies raised were held by the City "in trust" for the development of the project. These monies were payable by the owners of the real property benefited by the project over a period of twenty-five years. The project having been completed, the site is subject to a disenabling trust, that is, the City holds the site in trust for collective parking purposes as set forth in the owners' petition and the local improvement by-law. It follows, therefore, that any step taken by the City to dispose of any lands of which the project is composed would be a breach of trust.

While there is no prohibition against an application being made for the rezoning of the collective parking lot in the circumstances it would be pointless.'

A memorandum from the City Engineer dated June 17, 1976 comments as follows:

'In response to your memorandum of May 21, 1976, regarding the rezoning of the above-mentioned lots, our only comments in normal circumstances would be:

(1) No ingress or egress to be taken from Franklin Street because of the residential nature of the north side of the street.

(2) We do not require any portion of this site for street or lane.

This property is a Collective Parking Project under the Local Improvement provisions of the Vancouver Charter. Any change would probably (subject to legal opinion) require the formal consent of every owner assessable for the local improvement, perhaps even enabling legislation. Apart from the matter of legality, it is also important that the interests of these assessable owners be fully protected.

A further complication which you will need to resolve if this proposal goes ahead is the fact that the properties assessable for the Collective Parking Lot can be credited with their proportional share of the parking against the requirements of your Zoning and Development By-law.'

Cont'd . . .

Clause #4 continued:

The Vancouver City Planning Commission, when considering the application at its meeting on June 23, 1976, concurred with the report of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved for the following reasons:

A. The proposed development is too large and insensitively designed to be considered appropriate for the site which is generally in a single family residential area.

B. The proposed redevelopment of this site would represent a breach of trust wherein the City holds the site for collective parking purposes as set out in the local improvement By-law."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

5. Rezoning Application - 1505 and 1515 East Pender Street and 454 and 458 McLean Drive

The Director of Planning reports as follows:

"An application has been received from Eugene S. Paone, President of Alfred Horie Construction Company Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 to rezone the above-mentioned property from (RM-3) Multiple Dwelling District to (M-1) Industrial District for the purpose of:

'Building a new warehouse and office complex, a two-storey building of a total area of 14,000 square feet complete with two loading bays and 11 off-street parking stalls.'

SITE DESCRIPTION

The site is located on the northeast corner of East Pender Street and McLean Drive. The site is rectangular in shape measuring 66 feet along East Pender Street and 122 feet along McLean Drive, for a total site area of 8,052 square feet. (See Appendix A).

The site, which is presently zoned (RM-3) Multiple Dwelling District, contains two one-storey single family dwellings with basements on the northern half and an attached one-storey two-family dwelling with basement on the southern half. All three structures are vacant, in poor condition, without windows and with unkempt yards.

The lands surrounding the site are zoned (M-1) Industrial District with the exception of the lands immediately to the south of the site, across Pender Street, which are zoned (RM-3) Multiple Dwelling District.

The lands immediately to the west of the site in the existing (M-1) Industrial District contain four one-storey single family dwellings with basements and facing on McLean Drive. Across the lane to the north of the site is a restaurant with residential accommodation above it. The St. Vincent de Paul store and storage area is immediately to the east of this restaurant. The lands to the east of the subject site contain two-storey structures used for light industry.

Across East Pender Street to the south of the site and on the east side of McLean Drive are a two-storey apartment building on the corner and one-storey dwellings with basements. On the southwest corner of East Pender Street and McLean Drive is a two-storey structure used as a laboratory.

Cont'd . . .

Clause #5 continued:

BACKGROUND

The site has been zoned (RM-3) Multiple Dwelling District and the surrounding lands on the north side of East Pender Street have been zoned (M-1) Industrial District since prior to the enactment of the Zoning and Development By-Law No. 3575 in 1956. When the surrounding lands were zoned (M-1) Industrial District from (RM-3) Multiple Dwelling District the site was excluded at the request of the owners at that time.

PROPOSED DEVELOPMENT

The Architect's drawings, marked 'Received, City Planning Department, April 26, 1976', indicate a proposed development containing warehouse and ancillary office space which would be an outright use in an (M-1) Industrial District.

ANALYSIS

On June 17, 1976 the City Engineer requested that the western 8.5 feet of the site, along McLean Drive, be dedicated. This would eventually permit the City Engineer to widen McLean Drive to 50 feet from 33 feet between East Pender Street and East Hastings Street.

The subject site would now be zoned (M-1) Industrial District but for the request of the owners at the time of rezoning prior to 1956. The Director of Planning believes that (M-1) Industrial District is the appropriate zoning for this property.

The Vancouver City Planning Commission, when considering the application at its meeting on June 23, 1976, concurred with the report of the Director of Planning

RECOMMENDATION: That the rezoning application be approved subject to the following:

A. The owner to formally dedicate the western 8.5 feet of Lots South Half of A and North Half of A, Subdivision C, Block 5, D.L. 183 for street widening purposes as required by the City Engineer.

B. Prior to the enactment of the By-Law, the above-mentioned condition is to be complied with within 180 days from the date of the Council Resolution,

and further, the Director of Planning be instructed to submit this application to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to Public Hearing.

CONSIDERATION

6. City-Owned Vacant Lands - Family Rental Housing

The Director of Housing reports as follows:

"City Council, April 27, 1976, passed the following resolution:

'THAT City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

(1) Boundary Road/Price Street/Tanner Street
(2) 2nd Avenue & Wallace
(3) Foster & Euclid
(4) Nanaimo & Vanness.'

Cont'd . . .

Clause #6 continued:

Pursuant thereto, consultant architects engaged by the City of Vancouver Public Housing Corporation had prepared conceptual plans for the proposed developments on the subject lands.

The Director of Planning has reviewed each proposal and the densities suggested for each development.

Based on the established densities and F.S.R.'s, which are acceptable to the Director of Planning, it is very apparent that the policy of Council requires reviewing concerning the sale price of the lands, so that each development will be economically viable and thereby qualify for C.M.H.C. funding.

The City of Vancouver Public Housing Corporation have been proposing developments be constructed under Section 15.1 of the N.H.A. C.M.H.C. have advised that they are not prepared to approve projects under Section 15.1 which exceed their AHOP limit of $47,000 per unit, which includes interim financing, administration and other costs. It has generally been accepted that the $47,000 was applicable to a 3-bedroom housing unit; the maximum limit for a 2-bedroom unit therefore would be proportionately lower.

The difference between interim financing, architectural fees, administration, legal, taxes during construction, and construction costs; and the maximum AHOP limit, represents the approximate amount which can be allocated and made available for the purchase of lands. In my view, I estimate the land component to be approximately $8,000 - $10,000 per unit. In the event that the present maximum approved C.M.H.C. limit is not increased, inflation will contribute towards a further reduction in what can be paid for land.

Based on the foregoing, it is estimated that the allowable land prices which can be incorporated for each development are as follows:

1) Boundary/Price/Tanner

2.42 acres
42 units @ $8,000 = $336,000
= $138,850/acre

2) 2nd & Wallace

1.70 acres
38 units @ $8,000 = $304,000
= $180,000/acre

3) Foster & Euclid

1.5 acres
33 units @ $8,000 = $264,000
= $176,000/acre

4) Nanaimo & Vanness

2.03 acres
46 units @ $8,000 = $368,000
= $184,000/acre.

Cont'd . . .

Clause #6 continued:

City Council have, in the past, considered and sold City-owned lands to other non-profit corporations and co-operatives at a price below what was considered to be the market value of the lands.

Whether City Council should continue this practice is a matter put before Council for CONSIDERATION."

CITY MANAGER'S COMMENTS:

A. Nature of subsidy involved

Council should be aware, before proceeding with the re-zoning, of the potential subsidy involved in writing down the land value to fit the economic realities of producing the housing. We do not have final unit prices and, therefore, it is impossible to confirm the exact degree of subsidy. However, we can indicate a range of subsidy, by land value per unit.

		CITY SUBSIDY IF LAND PER UNIT VALUED AT		
PROJECT	MARKET VALUE	$8,000	$10,000	$12,000
Boundary/Price/Tanner	$ 677,600	$341,600	$257,600	$173,600
2nd Ave. & Wallace	427,000	123,000	47,000	-
Foster & Euclid	484,000	220,000	154,000	88,000
Nanaimo & Vanness	525,000	157,000	65,000	-
Total	$2,113,600	$841,600	$523,600	$261,600

Therefore, if the economically allowable land values per unit are in the $8,000 to $12,000 range, the subsidy for the four properties would range in total from $260,000 to $840,000.

B. Funding Program

No funding program has been worked out with the Senior Governments for these properties.

C. Council may wish to request the Senior Governments to provide the land write down subsidy in some form, or provide some type of protection against the City losing the beneficial effect of the subsidy through a change in use or ownership of the property, or permit City recovery of the subsidy through time as the future economics of the housing units change.

The City Manager submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 488-9

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Claims - Sunset Ice Rink

City Council on May 18, 1976, when dealing with a City Manager's report from the Director of Legal Services on claims emanating from the Sunset Ice Rink construction, passed the following motion:

> "THAT the City Manager be instructed to have the appropriate staff inspect the damaged houses for report back to Council."

The Director of Permits and Licenses reports that Mr. Hebert, Assistant Director, Inspection and Enforcement Division, and City Building Inspector, met with Mr. Fleming, Director of Legal Services, and Mr. F. Stuart, Claims Supervisor, at the request of the City Manager and conducted a review of their files on the subject. Based on the information gathered, the cracks and settlements of the buildings in question are attributed to normal shrinkage and settlement of buildings in the area. The report also states that the seismograph results indicate acceleration and velocities at the houses to be too low to cause structural damage. Mr. Hebert recommended the following to the City Manager:

> "Based on the report of Piteau Gadsby MacLeod Ltd., Geotechnical Consultants, dated September 10, 1975, and Safety Contracting Co. Ltd., dated November 24, 1975, that no benefit would be had by having further inspections and investigation into the claims."

The Director of Legal Services suggests that:

> "The claimants might well be advised to commence an action against the contractor if they believe that their evidence would indicate that there is fault resting on the contractor for the apparent damage to their premises. The reports we have, suggest no fault. The commencement of an action might bring some positive response from the insurers, who up to this date have denied all liability."

A copy of the mentioned reports are on file with the City Clerk for Council Members' review and consideration.

The City Manager submits the report of the Director of Permits and Licenses and the Director of Legal Services for Council's CONSIDERATION.

INFORMATION:

2. 3681 West 4th Avenue
Neighbourhood Pub

On May 12, 1976, a complaint was received from Mrs. Margaret Baker, 3854 West 1st Avenue, on behalf of the Jericho Area Citizens' Association, complaining about the Neighbourhood Pub at 3681 West 4th Avenue.

The Director of Permits and Licenses reports as follows:

> "The above premises are properly licensed as a Neighbourhood Pub and the premises have met all By-law requirements appropriate to this type of operation, including the necessary number of parking spaces. The closing hour restrictions are being complied with and it is not felt that the operators can exercise control over the patrons once they are off the premises. The suggestion that the Neighbourhood Pub is for the use of residents of the neighbourhood primarily is a situation which would be practically impossible to control, if Council wished to enforce such a requirement. The control on the maximum number

Cont'd . . .

Clause 2 Cont'd

of customers who are on the premises at any one time is enforced primarily by the Liquor Administration Branch, with whom a complaint may be filed regarding this matter.

Mrs. Baker also referred to a social club which is located to the East of the above Neighbourhood Pub. The operators of this establishment have made an application for a Development Permit which is now being processed.

Information from the Police Department states that Jerry's Cove, 3681 West 4th, has for approximately three weeks been under review by the night shift. Problems of noise, parking and vandalism could not be substantiated by the investigating officer. Continued surveillance will take place.

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 490

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Expansion of Parking Meter Area

The City Engineer reports as follows:

"INTRODUCTION

Parking meters were first introduced in downtown Vancouver about 30 years ago. The main purpose of parking meters was to create more parking opportunities for short-term parkers by encouraging parking turnover. Parking meters also facilitated enforcement of curbside parking since meters are much easier to monitor than signed parking time limits. Another benefit of parking meters was the better traffic flow conditions which resulted from more controlled curbside parking regulations. These benefits of parking meters still apply today. An indirect benefit from parking meters has been the revenue derived from them which has been amounting to a net revenue to the City of about $240,000 per year.

PRESENT SITUATION

In the past several years, moving traffic and parking demands in the downtown have been increasing and changing at a significant rate. This situation relates directly to the major downtown growth and changes there since the mid-1960's. These changes took the form primarily of new office towers, buildings, and street beautification schemes. As a result of these situations, many parking meters in the downtown meter area had to be removed and stored. Presently, we have 2200 meters on street and 500 in stock.

A map is attached (Exhibit A) showing the existing parking meter area and rates.

PROPOSED PARKING METER AREA

Location

The 500 parking meters in stock have accumulated because of various changes in curbside traffic regulations throughout the downtown area over the past few years and can be re-installed. All of these meters are in relatively good operating order and available for installation.

The parking meters in the existing meter area downtown provide a good level of curbside parking control and encourage short-term parking. This central area of the downtown is characterized generally by major commercial-office development. Immediately south and west of the existing parking meter area, commercial-office building densities are less than the Central Business District, but still substantial. In these peripheral downtown areas, short-term parking demands are high. We have also received complaints, as a result of abuse of the existing signed parking time limits in these areas south and west of the existing parking meter area. Davie Street and Denman Street are currently under parking time limit control. These are commercial oriented streets for the most part and serve one of the most dense residential areas in North America. On-street parking abuse is also taking place along these two major streets in the West End.

For these reasons, we conducted an analysis of parking patterns along several streets immediately south and west of the existing parking meter area, plus along Davie Street and Denman Street. The area of the blocks reviewed is attached and illustrated on Exhibit B. The examination was confined to streets which do not immediately require the total roadway area for moving traffic throughout the day. The surveys and analyses showed that about 28% of the 61 blocks were experiencing peak on-street parking demands in excess of the available space (eg. - parking in non-defined locations such as in sidewalk crossings and at corners). In addition, during the peak parking period, 54% of the 61 blocks were experiencing parking demands in excess of 80% which indicates a high demand for on-street parking.

Continued on Page 2. . . .

Clause No. 1 Continued

The use of about 500 parking meters in these surveyed areas would encourage greater parking turnover and thereby improve opportunities for short-term parking in the affected areas. It is evident from our surveys that more on-street parking is worthwhile. Enforcement would also be facilitated because of the self-enforcing nature of parking meters. Such a program is consistent with the City's transportation policy since these on-street parking spaces would be available only to short-term parkers. The compact nature of this proposed expanded parking meter area lends itself to efficient enforcement. The higher level of enforcement resulting from the introduction of the civilian meter checkers later in the year will help also to minimize abuse and to encourage short-term parking.

In the next phase of this parking meter area expansion study, it is planned to examine a geographical area as far south as Broadway, and as far east as Gore Street and the Georgia Viaduct. By studying this parking control matter later, it will also give us an opportunity to assess the effectiveness of, and suitability for, expanding the civilian meter checker program for parking meter enforcement.

Rates

For the proposed parking meter area south of the existing downtown meter area, it is proposed that a 10¢ per hour rate be used. This rate is identical to that now charged in the adjacent, existing parking meter area. For those streets in the commercial area west of the existing downtown meter area, and for the sections of Davie Street and Denman Street west of Cardero Street, in the West End, it is proposed that the rate be 20¢ per hour. This charge is equal to that now applying in the downtown for adjacent meter area and it reflects a higher parking demand condition than the 10¢ per hour rate.

Funding

The estimated cost to implement this proposal is about $15,000. This work essentially involves cutting holes in the concrete sidewalks for the meter pipe and placing the meter head on the pipe. Funds are proposed to come from the Parking Site Reserve for this work and they are available. When the parking meters are in place, in the first year of operation, the net annual revenue derived per meter (minimum of $60) has been estimated to be about 100% greater that the initial installation cost ($30).

CONCLUSION

Based upon the findings in this study, it is very desirable to expand the parking meter area in the downtown and apply the rates as outlined above. The benefits of the proposal mean more short-term parking opportunity and better overall traffic control plus efficient use of the bulk of the 500± idle parking meters presently in stock.

There is a $15,000 cost associated with this program and funds for this work are available from the Parking Sites Reserve. The Director of Finance concurs with this proposed method of funding.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. The expanded parking meter area as put forward in this report be approved.

2. The parking meter rates in this expanded zone be 10¢ and 20¢ an hour as outlined in this report.

3. The Director of Legal Services be directed to bring forward the necessary By-law amendments.

Continued on Page 3. . . .

Clause No. 1 Continued

4. The installation of the 'in stock' parking meters be carried out as expeditiously as possible.

5. The $15,000 in funds required to implement this work be allocated from the Parking Sites Reserve Fund."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION

2. Petition - Resident Parking Only Signs - 3000 Block West 6th Avenue

The City Engineer reports as follows:

"At Council on November 18, 1975, Alderman Bird referred to complaints from residents of the 3000 block West 6th Avenue about difficulties in parking in front of their properties. The complainants stated the reasons for the problem were that several houses had been converted into multiple dwellings and there was no lane behind these properties.

The Mayor directed the City Manager to investigate this matter and report back.

A petition signed by three residents who are neighbours in the 2900 and 3000 blocks (Balaclava to Bayswater Streets) had also been received.

The petitioners complained of illegal suites in their block and had concluded that, as a result of this situation, parking densities on street were heavy and, consequently, the parking space on their frontage was no longer available to them. They pointed out that as they do not have a lane, off-street parking would be difficult to arrange and, therefore, they requested a 'Residential Parking Only' regulation to assist them.

The Department of Permits and Licenses was informed of the matter. They made a survey of the houses in these two blocks and found that of the 29 houses:

22 were single family dwellings

4 were two-family dwellings

2 were multiple dwellings

1 was a boarding house

All but two of these occupancies were legal and the necessary corrective measures were taken by the Department of Permits & Licenses.

A parking survey was also made and it was found that parking densities were light during the day and from 50% to 70% in the evenings, with some space always available somewhere in the block. This parking was primarily by residents who reside within the block itself, and thus a 'Residential Parking Only' zone would not be of assistance."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

Continued on Page 4. . . .

RECOMMENDATION

3. Requests for Added Bus Stop on Arbutus Street and on Cornwall Street

The City Engineer reports as follows:

"The British Columbia Hydro and Power Authority has endorsed requests from residents at the Arbutus Village for an added southbound bus stop on Arbutus Street, and from elderly residents in the vicinity for an eastbound stop on Cornwall Street at Balsam Street.

The stop on Arbutus Street would be between the existing southbound stops at King Edward and Nanton Avenues at a point 375' north of Nanton Avenue, a location convenient to the normal pedestrian route from the Arbutus Complex. Since the existing stops are over 1000 feet apart and the Arbutus development has increased usage, it would be appropriate, under Council policy, to establish this stop.

The stop on Cornwall Street would be on the southside at Balsam Street, midway between the existing eastbound stops at Larch and Vine Streets. These stops are over 1000 feet apart, and in view of this distance factor, the many apartments in the vicinity and summer usage generated by Kitsilano Park, an eastbound stop, in addition to the normal route stops, at this intersection is now warranted.

Accordingly, it is RECOMMENDED that:

A. A bus stop be established on the west side of Arbutus Street, 375' north of Nanton Avenue;

B. A bus stop be established on the south side of Cornwall Street at Balsam Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) April 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
April						
2	Royal Bank of Canada	Apr. 6/76	$ 500,000.00	$499,485.45	4	9.40
2	Mercantile Bank of Canada	Apr. 12/76	1,000,000.00	997,265.00	10	10.01
6	" " "	Aug. 31/76	1,041,683.56	1,000,000.00	147	10.35
8	Bank of B.C.	Apr. 9/76	1,000,253.42	1,000,000.00	1	9.25
12	" "	Apr. 13/76	1,000,250.00	1,000,000.00	1	9.125
13	Bank of Nova Scotia	Sept. 15/76	781,053.08	750,000.00	155	9.75
13	Cdn. Imp. Bank of Commerce	Aug. 13/76	1,032,589.04	1,000,000.00	122	9.75
15	Mercantile Bank	Apr. 19/76	1,000,931.51	1,000,000.00	4	8.50
15	" "	Apr. 27/76	1,998,784.13	1,992,711.00	12	9.27
20	B.C. Hydro & Power Authority	Apr. 22/76	1,000,506.85	1,000,000.00	2	9.25
20	Bank of B.C.	July 19/76	1,024,287.67	1,000,000.00	90	9.85
22	" "	Sept. 1/76	1,553,704.11	1,500,000.00	132	9.90
27	Bank of Montreal	Sept. 2/76	1,551,866.30	1,500,000.00	128	9.86
29	" "	May 14/76	1,003,883.56	1,000,000.00	15	9.45
30	Toronto Dominion Bank	May 4/76	3,002,876.71	3,000,000.00	4	8.75
			$18,492,669.94	18,239,461.45		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures						
April							
9	City of Vancouver 10%	Dec. 16/1994	$ 400,000	$95.75	$383,000	18/8	10.55
27	City of Vancouver 10%	Dec. 16/1994	35,000	96.00	33,600	18/8	10.50
27	City of Vancouver 5%	May 1/1978	6,000	92.00	5,520	2/0	9.35
			$ 441,000		$422,120		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$53,502,305.05	$51,950,078.10"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Cont'd . . .

2. Dental Division Staff Reorganization

The following report has been received from the Medical Health Officer:

"The Dental Division of the Health Department is anxious to better meet the dental needs of the community. In the past four years the Dental Division has placed greater emphasis on prevention with a new focus on preschoolers, older students and selected adults in the community.

In implementing a preventive service to all age groups much of the load can be carried by dental auxiliaries, especially the Dental Hygienist and the Dental Assistant II who possess the basic skills required. The Dental Hygienist is a professional worker licensed to carry out certain intra oral procedures independently and constitutes an important part of the preventive service to older children and adults. She can work in a clinic without direct dentist supervision while the Dental Assistant II cannot.

Problem

At the present time we have one Dental Hygienist position. The incumbent provides very limited service to West, Burrard and North Health Units. East and South Health Units are without service. The present demand for services exceeds the Dental Hygienist time available. It is inefficient and expensive to use a dentist to carry out many preventive services.

Proposed Solution

In order to make our program more effective, the following changes in the organization of the dental staff is recommended.

There is a vacancy at present for a Dentist I created by a recent retirement. It is proposed that this vacant position be exchanged for two Dental Hygienist positions. We can continue to meet our present treatment commitments with the reduced number of dentists and at the same time extend our preventive activities to currently unserved parts of the city. This change will also allow us to utilize our clinic facilities more extensively than is possible at present.

In the past we have had difficulty recruiting Dental Hygienists but it is anticipated that we can fill the proposed positions in the present year.

	Present Staff Complement	Proposed Staff Complement
Dentist III	1	1
Dentists II	3	3
Dentists I	7	6
Dental Hygienist	1	3
Dental Assistants II	10	10
Dental Assistants I	11	11
	33	34

Cost Comparison

	July - Dec. 31 1976	Annual Costs (1976 Rates)
2 Dental Hygienists, P.G.19 Third Step, ($1,130 x 2 @ 6mo)	$13,560.00	$27,120.00
Fringe Benefits 12%	1,628.00	3,254.00
	$15,188.00	$30,374.00
Car Allowance	500.00	1,000.00
Educational Supplies	500.00	1,000.00
	$16,188.00	$32,374.00

Cont'd . . .

Clause #2 continued:

1 Dentist I, P.G. 36 Third Step, ($2,409 x 6 mo)	$14,454.00	$28,908.00
Fringe Benefits @ 12%	1,734.00	3,466.00
	$16,188.00	$32,374.00

Therefore, the Medical Health Officer recommends:

1. Abolish one Dentist I position
2. Create two additional Dental Hygienist positions
3. Regular Auto Allowance for the two Dental Hygienist positions
4. $500 for the balance of year for educational supplies ."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

CONSIDERATION AND INFORMATION

3. Pacific National Exhibition - 1976 Operating and Capital Budgets

The Director of Finance reports as follows:

"The operating and capital budgets of the P.N.E. for 1976 have been received. The detailed statements from which the following figures were extracted are on file in the office of the Director of Finance.

Summary of Operating Budgets

Operating Budget	1975 Budget	1975 Actual	1976 Budget
Revenues (Exhibit A)	$ 8,619,000	$ 8,975,479	$ 9,769,370
Expenditures (Exhibit B)	7,617,706	7,944,872	8,659,468
Net Surplus	$ 1,001,294	$ 1,030,607	$ 1,109,902

CAPITAL IMPROVEMENTS BUDGET 1976

The proposed P.N.E. capital budget as approved by the P.N.E. Board of Directors to date consists in summary of the following items. Further details are included in Appendix I to this report as supplied by the P.N.E.

LEASEHOLD IMPROVEMENTS BUDGET
(Funds to be provided from operating fund surplus)

Connection - Forum & Food Building	$ 100,000	
Grade, Gravel & Drain Lot #2	100,000	
Blacktop Works Department Yard	9,000	
Construct Machine Shed at Works Yard	9,000	
Blacktop and Landscape Walkway Between Agrodome and Coliseum	9,500	
Widen Stairs North of Coliseum	9,800	
Wheelchair Ramp at Gate #4	5,000	
Improvements to Grounds Lighting	22,000	
Improvements to Power Dist. System	10,500	274,800
Additional Expenditure on Equipment		268,220

Cont'd . . .

Clause #3 continued:

REPLACEMENT AND RENEWAL ITEMS
(Funds to be provided from Building Replacement Reserves)

Agrodome	$ 12,500	
Empire Stadium	213,700	
Garden Auditorium	19,500	
Pacific Coliseum	7,100	
Renfrew Complex	15,500	268,300
GRAND TOTAL OF CAPITAL EXPENDITURES		$811,320

As noted, the P.N.E. advises that the funds required for all items of a Capital or major repair nature planned at the present time will be generated out of the operation of the P.N.E. It is pointed out that capital items previously approved by Council and the P.N.E. Board amount to $4,124,000 and the P.N.E. expects to have to utilize bank borrowings to some extent."

The City Manager submits the 1976 operating budget of the P.N.E. for INFORMATION and the 1976 Capital Budget of the P.N.E. for CONSIDERATION.

RECOMMENDATION

4. Investment Matters (Various Funds) May 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
May						
3	Mercantile Bank of Canada	May 14, 1976	$1,002,787.67	$1,000,000.00	11	9.25
4	Bank of B.C.	May 26, 1976	1,000,000.00	994,229.11	22	9.63
	Mercantile Bank of Canada	May 26, 1976	992,062.51	986,443.83	22	9.45
10	Bank of B.C.	May 11, 1976	2,000,513.70	2,000,000.00	1	9.375
11	Cdn. Imp. Bank of Canada	Aug 13, 1976	2,562,838.36	2,500,000.00	94	9.76
14	Mercantile Bank of Canada	Aug 31, 1976	1,028,817.81	1,000,000.00	109	9.65
17	Royal Bank of Canada	May 18, 1976	2,000,465.75	2,000,000.00	1	8.50
18	Bank of B.C.	May 19, 1976	4,001,013.70	4,000,000.00	1	9.25
19	Mercantile Bank of Canada	May 20, 1976	4,000,986.30	4,000,000.00	1	9.00
20	Toronto Dominion Bank	May 31, 1976	2,005,454.79	2,000,000.00	11	9.05
	Royal Bank of Canada	Sep 15, 1976	2,576,780.82	2,500,000.00	118	9.50
25	Mercantile Bank of Canada	Sep 16, 1976	1,029,358.90	1,000,000.00	114	9.40
	Bank of Montreal	May 26, 1976	1,000,109.59	1,000,000.00	1	4.00
26	Mercantile Bank of Canada	Oct 15, 1976	4,147,057.53	4,000,000.00	142	9.45
28	Royal Bank of Canada	Oct 15, 1976	777,328.77	750,000.00	140	9.50
31	Mercantile Bank of Canada	Sep 30, 1976	2,064,175.34	2,000,000.00	122	9.60
			32,189,751.54	31,730,672.94		

Cont'd . . .

Clause #4 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
Debentures						
City of Vancouver 6%	Jun 15, 1980	1,000.00	88.50	885.00	4/1	9.45
City of Vancouver 8%	Apr 2, 1993	2,000.00	80.71	1,614.20	16/11	10.45
City of Vancouver 8%	Apr 2, 1993	35,000.00	80.74	28,259.00	16/11	10.45
City of Vancouver 10%	Dec 16, 1994	55,000.00	94.77	52,123.50	18/7	10.65
City of Vancouver 8%	Apr 2, 1993	200,000.00	81.125	162,250.00	16/11	10.393
City of Vancouver 5.5%	Nov 15, 1980	1,000.00	85.62	856.20	4/6	9.55
City of Vancouver 6%	Jun 15, 1980	2,000.00	88.30	1,766.00	4/1	9.55
		296,000.00		247,753.90		
Chartered Bank Deposit Receipts & Government Notes					Term Days	
Royal Bank of Canada	May 17, 1976	2,301,606.85		2,300,000.00	3	8.50
Canadian Imperial Bank of Commerce	Jul 16, 1976	1,118,274.32		1,100,000.00	63	9.625
		3,419,881.17		3,400,000.00		
		3,715,881.17		3,647,753.90		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$42,185,891.09	$40,750,000.00"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Tenders for Renovation of Public Safety Building

The Director of Permits and Licenses reports as follows:

"At its meeting ('In Camera') on June 15th, 1976, Council considered the report of the Client's Committee re Space Requirements of the Vancouver Police Department dated June 8th, 1976 and approved the recommendations contained in Clauses 1(a) and (b), which included the following:

'B. That the renovation work be carried out on the basis of cost plus a fixed fee, the amount of the fee to be established by inviting tenders from the following firms:

Allan & Viner Construction Ltd.
Halse-Martin Construction Co. Ltd.
Hodgson King & Marble Ltd.
Turnbull & Gale Construction Co. Ltd.

and two additional companies to be selected by the City Construction and Maintenance Division.'
(Two additional companies were named in attachment V(i) to the Committee's report).

Cont'd . . .

Clause #5 continued:

The following tenders were received, quoting the fixed fees for which the bidders are prepared to carry out the work:

Bidder	Fee	Weeks
Turnbull & Gale Construction Co. Ltd.	$ 60,000	104
Allan & Viner Construction Ltd.	66,960	104
Stevenson Construction Co. Ltd.	90,000	95
Halse-Martin Construction Co. Ltd.	96,000	100
Hodgson King & Marble Ltd.	99,500	95
H. Haebler Co. Ltd.	145,000	78

Stevenson's and Haebler's tenders were qualified. All of the remainder complied in every respect with the instructions to bidders.

The Architects of the project, Harrison and Kiss, have recommended that the contract be awarded to the lowest bidder, Turnbull & Gale Construction Co. Ltd., noting that this firm performed satisfactorily in carrying out the Police Communications Centre project. The City Architect concurs with the above recommendation.

It is therefore recommended that Council:

A. Accept the low tender submitted by Turnbull & Gale Construction Co. Ltd., and

B. Authorize the Director of Legal Services to enter into a contract with Turnbull & Gale Construction Co. Ltd. to carry out the renovation work on the basis of cost plus a fixed fee of $60,000."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490-1

PERSONNEL MATTERS

RECOMMENDATION

1. Business Information Systems Analysis and Design Course; Attendance: One Employee, Accounting Division, Finance Department

The Director of Personnel Services reports as follows:

The above five day training course is being offered by Honeywell Information Systems in Phoenix, Arizona commencing on July 19 and is intended for, amongst others, user department liaison personnel. Training is heavily workshop oriented to provide participants with "hands on" experience.

The Director of Finance, on behalf of the Comptroller of Accounting, has requested that Mr. W. R. Robinson, Accountant I, attend; he is liaison person for the Accounting Division at the present time and the systems currently under review come directly under his supervision.

The total cost of this course would be approximately $815 as indicated below plus six days leave of absence with pay.

Course Fee	$375.00
Air Fare	240.00
Hotel - 5 days at say $20.00	100.00
Meals at $20.00 a day	100.00
	$815.00

The Comptroller of Budgets advises that funds of approximately $815 for the attendance of this employee would be available in Appropriation 7090/933 - Administrative and Technical Courses - All Departments.

As the cost exceeds $750, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

PROPERTY MATTERS

RECOMMENDATION

1. Demolition of Vacant Dwelling - 1849 Victoria Drive

The Acting Supervisor of Property & Insurance reports as follows:

"The above property, Lot 3, Block 2, D.L. 752, known as 1849 Victoria Drive, was acquired by the City through tax sale in 1938. The former owner who rented this property from the City since 1938 vacated the property on October 31st, 1975.

The dwelling located on this site is a two-storey frame building which is in poor condition. It is estimated that $21,000.00 would have to be spent on repairs to bring it up to by-law requirements.

Abutting the subject property are three vacant City-owned lots - 1, 2 and 4. The combined area of all these properties is approximately 16,950 square feet. These properties are presently zoned C-2. A report by the Director of Planning on rezoning the commercial and industrial lands in the vicinity of the Commercial Drive/Victoria Diversion was approved by City Council. The matter of rezoning these lands has now been referred to a public hearing to be held in September of this year. One of the recommendations of the Director of Planning is to have the C-2 properties on Victoria Drive, which includes the aforementioned City lots rezoned to RM-2. It is proposed to market these City lots as one site for new residential development.

In view of the foregoing, it is,

Recommended that Council authorize the demolition of the vacant dwelling at 1849 Victoria Drive."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

MANAGER'S REPORT

TO: Vancouver City Council June 30, 1976.

SUBJECT: Accreditation, Constitution & By-laws of the Proposed Employers' Organization

CLASSIFICATION: Recommendation

The attached material has been received from the Director of Labour Relations of the G.V.R.D. requesting that the City join the proposed Employers' organization, which has previously been discussed with the City Council.

Two resolutions have been drafted for adoption by Council, and the City Manager RECOMMENDS that Council pass both resolutions and that the Director of Legal Services be instructed to seek the necessary legislation to enable the City of Vancouver to participate.

It is noted that the Board of Directors of the G.V.R.D., at its regular meeting on June 30, voted to join the Association.

NOTE: Material referred to on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 491

C

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Collection of Bylaw Fines - Additional Staff

The Director of Finance reports as follows.

"City Council, on May 4, 1976, was advised that the Deputy Attorney General had submitted a letter informing the City that, effective July 1, 1976, the Provincial Government would no longer collect fines for bylaw infractions arising out of the issuance of tickets. On that date, City Council approved the following recommendations.

'(a) The Attorney General should be approached to advance the effective date as it seems that the City would not have an effective collection system in operation by that time or, at least, negotiate some basis on which the action could be deferred.

(Amended by Council to include an effective date of January 1/77)

(b) The Attorney General should also be approached to give the matter some in-depth study to ensure that the City has the necessary legislative authority to implement the program; also to study needed legislative changes so that if the City is to be responsible for collections, it also has adequate enforcement powers.'

As a result of the foregoing, City representatives met with Provincial Court Administrators Office on June 25 and agreed to the following:

1) City would provide collection service for parking meter infractions, effective August 16, when the City Engineer proposes to implement the program.

2) the City would provide collection service for bylaw infraction tickets issued by the Police Department (lane parking, hydrant parking, etc.), effective September 30, 1976. At present, there are no other bylaw infractions that are proceeded with on a 'ticket basis.'

3) There would be no charge by the Provincial Government for their services during the transitional period.

4) The City would be reviewing the proposal over the next six months of issuing some type of ticket for other bylaw infractions such as pound, health, fire, etc., to assist in the relief of minor items in the court system. These are presently being processed directly into the court system by way of information and summons which, as previously stated, are collected by the Province and turned over to the City.

The above extensions were agreed to by the Province on the understanding that the City would continue, without delay, towards the dates of August 16 and September 30, 1976.

In order to provide for the foregoing, a City of Vancouver Collection Office must be established. It has been agreed that the present location for paying traffic fines at 475 Main Street would be a good location during the transitional period from the Provincial responsibility to the City responsibility. Space is available for the City operation on the same floor as the Provincial operation.

... 2

The following budget and staff will be required:

Operating and Maintenance

Staff Salaries:	1976 (Aug.15/76)	Annual
(1) Supervisor	$ 5,305	$15,528
(1) Cashier	4,252	11,340
(3) Clerks	11,300	30,132
(3) Clerk Typists	10,220	27,252
(8) TOTAL STAFF SALARIES	$31,077	$84,252
Temporary Help	3,000	5,000
Overtime	200	500
Fringe Benefits	3,750	10,100
Office Supplies and Services	14,190	20,210
Building Rental & Maintenance	4,115	9,986
TOTAL OPERATING & MAINTENANCE	$56,332	$130,048
New Equipment	32,040	
Renovations (Preliminary Estimate)	8,500	
	$96,872	$130,048

The Director of Finance advises that funds for 1976 will be provided from Contingency Reserve and that future years will be included in the Revenue Operating Budget.

The Vancouver Municipal and Regional Employees Union have received a copy of this report.

A detailed supporting report accompanies this report.

Recommendations

In order to provide the collection services required for the new meter checker program and the directive from the Provinicial Government regarding the collection of fines, the Director of Finance recommends that -

1. the following eight staff positions be created in the Finance Department, Revenue and Treasury Division, subject to classification by the Director of Personnel Services.

	Annual Salary
(1) Supervisor	$15,528
(1) Cashier	11,340
(3) Clerks	30,132
(3) Clerk Typists	27,252
(8) TOTAL	$84,252

2. the 1976 budget estimated at $56,332 for the operating period August 15, 1976 to December 31, 1976, and an amount of $40,540 for new equipment and alterations be approved, and that the funds be provided from Contingency Reserve.

3. The Director of Finance, in connection with the Director of Legal Services, review other areas of City bylaw infractions with a view to proceeding by way of "ticket" rather than by way of information and summons.

4. The Supervisor of Property & Insurance be directed to exercise the one year option on 475 Main Street and negotiate a further six month option.

5. The Assistant Director of Permits & Licenses, Construction & Maintenance Division, be authorized to proceed with necessary renovations.

6. The Director of Finance report back to the City Manager on any additional staff that may be required for the assumption of all bylaw infraction collection on September 30, 1976."

Your City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Dunlevy Alexander Hostel Construction

The following report has been received from the Director of Finance.

"The Dunlevy Alexander Hostel is currently being built for the City of Vancouver Public Housing Corporation. The contract between the Housing Corporation and the contractor requires us to pay progress claims within fifteen days of receiving the claim. After the Housing Corporation has received the claim, it must be submitted to the architect for his approval and then to CMHC for a progress payment. The process may very well take longer than the fifteen days in the contract. In order to meet the terms of the contract, the Housing Corporation could need an advance from the City. If this turns out to be necessary, then the Director of Finance needs authority to advance the necessary funds.

It is expected that the largest advance would be in the region of $250,000. Interest would be charged and claimed from CMHC, on the advances.

Therefore, I RECOMMEND

THAT I be given the authority to advance the necessary funds to the City of Vancouver Public Housing Corporation for the period between the time the Housing Corporation must pay the contractor and the reimbursement is received from Central Mortgage and Housing Corporation."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

DATE July 7th, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: RELOCATION OF SMITHE STREET EASTBOUND BUS ROUTE TO ROBSON STREET

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:-

"On May 11th, 1976, Council approved implementation of the Smithe-Nelson Couplet, including conversion of Smithe Street to westbound operation, and provision for two-way bus operation on Robson Street. At that time, discussions were continuing with the B. C. Transit Authority. Those discussions have now been completed, and will require some changes in bus routings downtown. These changes will adapt routings to the new couplet, prepare for the re-opening of Robson Street to buses, and provide for short-turning of buses (that presently use Smithe Street eastbound) at a better level of service than other alternatives. There are some additional costs associated with this work that normally would be chargeable at about 80% to the City. However, because of the special nature of the work, a favourable agreement has been negotiated with B.C. Hydro to share costs on a 50/50 basis. Approval is now required to enter into this agreement, and allocate approximately $75,250 from "Special Arterial Connectors - Unappropriated" to cover City costs.

The necessary work involves switching trolley wires from Smithe Street to Robson Street. In addition, new wires will be added on Burrard Street from Smithe to Davie Street to maintain the existing flexibility in bus routing by establishing a new short turn movement. The total cost of this work is estimated at $82,500, of which the City would be liable for about $70,000. under the normal cost-sharing procedure. However, in this special case, B. C. Hydro have agreed to split the costs evenly, $41,250. each. This cost-sharing would be without prejudice to B. C. Hydro, and would not be considered as a precedent for any future sharing.

The extension of trolley wire on Burrard to Davie would result in a double set of poles (street lighting poles and trolley poles). In accordance with established procedures, it is proposed to transfer the street lighting and signals to the new trolley poles in order to eliminate the duplicate poles. The cost of this work is estimated at $34,000.

It is RECOMMENDED that:-

1. The City Engineer be authorized to enter into a special agreement with B.C. Hydro for costs of approximately $82,500. associated with the Smithe-Nelson Couplet, such costs to be shared on a 50/50 basis without prejudice or precedent;

2. The sum of $75,250. ($41,250. City share of B.C. Hydro work, and $34,000. to relocate street lighting) be allocated from "Special Arterial Connectors - Unappropriated" (Streets Capital Budget, 1975) to cover the estimated cost of the above B. C. Hydro work and City work to transfer electrical plant to the new poles."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 492

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MANAGER'S REPORT

July 9, 1976

TO: Vancouver City Council

SUBJECT: Vancouver Museums and Planetarium, Annual Operating Grant

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the Museums complex and the City would make a grant towards the Museum operating costs. The current agreement expires December 31, 1977.

The amount of the grant was approved at $500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of the portion of the City Archives building occupied by the Museum Association.

The increases for the 1976 grant over that of 1975 are based on the following:

a) Salaries:

An increase of 8% over the funding level in effect at December 31, 1974, in accordance with the current Union Agreement.

b) Fringe Benefits:

Calculated at 10% of the approved salaries funded by the City grant, in accordance with the current Union Agreement.

c) Maintenance and Security Costs of that portion of the Archives Building occupied by the Museum Association

An increase of 10% over the 1975 funded level, in compliance with the City's 1976 budget guideline restricting cost-of-living funding increases to a maximum of 10%.

The total amount of the City grant to the Association for the period January 1, 1976 to December 31, 1976 inclusive is $812,814 calculated as follows:

1. Museums and Planetarium Complex		
Basic grant		$ 500,000
Less:	Salary and fringe benefits of Museum Manager	19,866
		480,134
Add:	Salary and fringe benefits increases from 1972 to 1975 inclusive	274,199
:	Salary and fringe benefits increases for 1976 (8% of Dec. 31, 1974 funding level per the Union Agreement)	51,054
		805,387
2. Archives Building		
Janitorial and security costs for that part of the City Archives building occupied by the Museum Association (1975 funding of $6,752 plus 10%)		7,427
Total 1976 Grant		$ 812,814

"

The City Manager RECOMMENDS approval of the grant of $812,814 to the Vancouver Museums and Planetarium Association for the year 1976.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

DATE July 8th, 1976.

TO: VANCOUVER CITY COUNCIL

SUBJECT: MEAL SERVICE - MULTIUSE CENTRE

CLASSIFICATION: RECOMMENDATION

The Acting Director of Social Planning reports as follows:

"On June 1st, 1976, City Council approved the following recommendation:

"The Director of Social Planning invite bids for provision of a meal service and report back to the Community Services Committee on results.'

Because the facility is scheduled to open July 15th, 1976, the Acting Director of Social Planning is reporting directly to City Council.

The Director of Social Planning placed an advertisement in the newspaper on June 12th, 1976 asking for proposals for the meal service. In addition, all known caterers in Vancouver were contacted by mail and asked to submit proposals. Four proposals were received.

The Acting Director of Social Planning proposes the approval of Western Catering Ltd. to provide meal services at the Multiuse Centre, New Central Hotel. Their estimated cost of operation of the Centre meal service is $1.47 per meal. This is well within the City's projected cost of $1.50 per meal. The cost, menus and staff plans were discussed with members of the food industry and the Department of Education. In addition to providing cost and menus which were acceptable, Western Catering demonstrated an understanding of the community and the need for flexibility in the development of the meal service.

The Social Planning Department sought recommendation from three other firms presently involved with Western Catering Ltd. and received positive responses from all three.

At full operation (500 meals per day), their staffing plans include hiring 3 cooks and 9 casual employees. The majority of these positions will be held by residents of the Downtown Eastside. Training in cooking and restaurant operation will be available to casual help if desired. If residents wish to participate in the restaurant training they will become eligible for future employment with Western Catering in other food operations.

Social Planning staff have had discussions with the Department of Manpower regarding cost sharing of the salary cost of any staff member who participates in the training program. The Department of Manpower will contribute up to 85% of these salary costs if the program meets their requirements.

As soon as the facility is open a representative from the Department of Manpower, Western Catering and Social Planning will meet to discuss definite proposals.

RECOMMENDATIONS:

The Acting Director of Social Planning RECOMMENDS that Vancouver City Council:

1. Approve the selection of Western Catering Ltd. to manage the food service at the Multiuse Centre, New Central Hotel;

2. This arrangement be made on a monthly basis through a letter of agreement between the City of Vancouver and Western Catering Ltd. "

The City Manager RECOMMENDS approval of the foregoing recommendations subject to the Letter of Agreement being approved by the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 492

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MANAGER'S REPORT

DATE July 8th, 1976.

TO: VANCOUVER CITY COUNCIL

SUBJECT: JANITORIAL SERVICES - MULTIUSE CENTRE

CLASSIFICATION: RECOMMENDATION

The Acting Director of Social Planning reports as follows:

On June 1st, 1976, City Council approved the funds for the Multiuse Centre in the Downtown Eastside. The estimated budget for the seven month period ending December 31st, 1976 was $271,859. The City's share was $33,479.

The Centre is now planned to open July 15th, 1976. The cost to the City for those operating purposes is now estimated to be $27,107. for a five and a half month period.

As the opening process is taking place we have realized that the cost of janitorial services and rent have been omitted from the original budget. Discussions have taken place with the City Architect as to the best method of supplying maintenance and janitorial services for this facility. It has been agreed that these services should be handled by contract for the first few months. This will allow the Centre to open on schedule and its cleaning needs to be evaluated.

The following is the budget for the maintenance and janitorial services as supplied by the Construction and Maintenance Department:

Janitorial Services:

Initial Clean	$1,000.
General Cleaning - $1,600. per month for 5½ months	8,800.
General Maintenance and supplies	1,500.
	$11,300.

The City's annual rental costs of the Multiuse Centre are $2,000. per year. This is paid to CMHC.

The total building (Central/Oliver Hotel and Multiuse Centre) is presently owned by the United Housing Foundation. Since this organization is now defunct the CMHC have temporarily assumed responsibility for the building. Discussions regarding building ownership are presently occurring between CMHC and the City of Vancouver.

A report on the matter of future ownership , property taxes, rental payments and janitorial and maintenance services will be forthcoming at an early date to City Council.

RECOMMENDATIONS:

The Acting Director of Social Planning RECOMMENDS that City Council:

1. Approve funds for maintenance and janitorial services in the amount of $11,300. to cover the period July 15th, 1976 to December 31st, 1976;

2. Approve $2,000. as the rental fee for the Multiuse Centre for the period July 15th, 1976 to December 31st, 1976.

The Comptroller of Budgets advises that if this report is approved the source of funding will be Contingency Reserve. "

The City Manager RECOMMENDS approval of the foregoing recommendations subject to proportionate sharing with the Provincial Government Department of Human Resources in the original ratio of $200,000 Province and $39,947 City.

FOR COUNCIL ACTION SEE PAGE(S) 492

DISTRIBUTED MONDAY

I

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Cheshire Homes Society of B.C.
Site for the Physically Handicapped

The Acting Supervisor of Property & Insurance reports as follows:

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Block 1&2, D.L. 311 and Lots 18-20, Block 21, & Lot 20, Block 22, D.L. 319 etc., situated at the North West Corner of Ash Street and S.W. Marine Drive to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to conditions previously approved in principle and some further sale conditions.

Sale price was set at $210,000.00 cash and sale date was to be four (4) months from Council Approval to permit the Society time to submit plans and arrange financing, etc. Subsequently, on January 10, 1975 Council approved the Society's request for an extension of the sale date for six (6) months to July 8, 1975 as they had not resolved their financing. They wished to defer making an application until January 1975 under C.M.H.C.'s new regulations and approval could not be expected immediately.

On July 22, 1975, City Council considered a further request by the Society for a time extension from July 8, 1975 to July 8, 1976, as their financing was still unresolved. Their application for funding had been submitted to C.M.H.C., however, the Provincial Government was not able to make a commitment, and consequently, C.M.H.C. were also unable to make a commitment. Council granted an extension only to September 8, 1975 and asked the Society to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.

Subsequently, on July 24, 1975, The Standing Committee on Housing and Environment recommended that a one-year extension on the completion date to July 8, 1976 be granted, and Council adopted this recommendation on August 12, 1975.

The Society are again requesting an extension of time for completion from July 8, 1976 to September 8, 1976, before which time they expect to know with some certainty their financial situation with the Provincial Government.

This request for a deferment of the sale date from July 8, 1976 to September 8, 1976 by Cheshire Homes Society is placed before Council for consideration."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 493

DISTRIBUTED MONDAY

J

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Boundary Road, Price and Tanner Streets and Lot 36, Block 88

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

' That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

1) Boundary Road/Price Street/Tanner Street
2) 2nd Avenue and Wallace
3) Foster and Euclid
4) Nanaimo and Vanness'

SITE DESCRIPTION

The subject site is generally bounded by Tanner Street on the north, Price Street on the south, Boundary Road on the east and lots 36 and 39, Block 88, D.L. 36 & 51 on the west. The site is generally rectangular in shape being 333 feet on the north and south sides, 360 feet on the east side and approximately 321 feet on the west side. The total site area is 105,415 square feet or 2.42 acres (see Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District, is presently vacant and slopes up slightly to the west. The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings, except north of the site where Graham Bruce Elementary School is located and to the south where a vacant RS-1 zoned parcel is located.

BACKGROUND

Some years ago, Council authorized the Supervisor of Property and Insurance to acquire property in this area for future widening of Boundary Road and re-plotting to produce a better subdivision. This acquisition program was completed in December 1974, with the purchase of Lot 10, Subdivision A, Block 108.

During 1974, a number of inquiries were received relating to the possible purchase of the site for Co-operative housing development. In December 1974, representatives of the United Housing Foundation and Dunhill Developments inquired into the possiblility of the City releasing the site for co-operative use.

At a meeting of Housing Steering Committee in December 1974, it was resolved to reserve the Price-Tanner site pending the appointment of the Director of Housing.

In July 1973, City Council identified the site and several other City-owned properties as potential family housing sites. Subsequently, in August 1975, Council authorized the retention of Pelman Associates as architects for the Price-Tanner site.

By May, 1976, a preliminary scheme had been developed consisting of 44 two and three-storey townhouse units containing two and three bedrooms respectively at a density of 18.18 units per acre.

PROPOSED DEVELOPMENT

The architects' drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department May 21, 1976' and were updated with additional drawings marked 'Received, City Planning Department, June 7, 1976'.

The renderings indicate a proposed development containing a cluster arrangement of 24 three-storey two bedroom townhouses, sited primarily along the perimeter of the site and 20 two-storey, two-bedroom townhouses located predominantly in the centre of the site.

Sixty-six (66) parking spaces are provided; one for each unit located in an adjoining carport plus an additional 22 parking spaces located in various areas of development. Two ingress and egress points with accompanying turnabout areas are located off Price Street and an ingress/egress point with two turn-abouts is located off Tanner Street.

CALCULATIONS

SITE AREA: 105, 415 Square Feet or 2.42 acres

UNIT TYPE	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	24	1,210 Sq. Ft.	47,040 Sq. Ft.
2 Bedroom Townhouse	20	900 Sq. Ft.	

Total Number of Units	:	44 Units
Units per Acre	:	18.18 Units per Acre
Floor Space Ratio	:	0.442
Heights	:	27 feet - 3 bedroom units 19' 6" - 2 bedroom units
Off Street Parking	:	66 spaces
Site Coverage	:	54.15%

Building Setbacks:	Buildings	Patio Screens	Surface Parking
Tanner Street	15'	2'	2'
Boundary Road (from new dedication of 34')	25'	15'	30'
Price Street	15'	5'	3'
West Lot	25'	10'	30'

Each townhouse unit has a private outdoor area of 325 square feet and an attached carport.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, July, 1975, the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

Accordingly, the first in a series of public information meetings was held at Graham Bruce Elementary School on October 20, 1975. The meeting was attended by approximately 175 local residents who expressed considerable opposition to the provision of multiple housing on the site and were not prepared to consider any alternative uses other than park. Local resident concerns centred on the lack of park and playground space within the area necessitating young children having to cross Joyce Street to reach park facilities. A second concern related to the increased noise and traffic, especially trucks, generated from Joyce, 29th Avenue and Boundary Road. Concerns relating to crowded school conditions as well as potential social problems related to the development of lower cost housing were also voiced by the residents.

A second meeting involving representatives of the School Board, Parks Board, City Staff and the Ad Hoc Steering Committee of the area residents was held at City Hall on March 8, 1976. Essentially, the residents' committee expressed the same concerns and objections to the proposal as in the first meeting but also called for the initiation of an area planning program to resolve the problems inherent in the area. A proposal was put forward by the Director of Housing to reduce the size and scale of the development and include within the design scheme a proposal to utilize a portion of the site for park and playground purposes. This proposal appeared to elicit general approval from the local residents and the Director of Housing agreed to arrange a meeting between the site architect and local residents to view preliminary drawings of the development and discuss design elements.

PETITION

On August 15, 1975, a petition containing 367 signatures was received at City Hall objecting to the use of the site for either multiple housing or family rental accommodation and supporting the provision of park space on the site.

BOARD OF PARKS & RECREATION

The staff of the Parks Board commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the Price-Tanner site

are as follows:

'Parks Board staff have had previous discussions on this site with Mr. Maurice Jeroff and had noted no serious implications to the Park Board on developing the site for housing purposes. However, in communications with Mr. Jeroff and area residents the Housing Director had indicated a willingness to provide an open space area on the site on the south side of Price Street in Block 109.

The existing open space facilities in the area include Carleton Park and the undeveloped park site at 29th Avenue and Cariboo Street. It is recognized that Joyce Street supports a relatively large volume of traffic and to some extent isolates the proposed housing site. However, the adjacent Sir Wilfred Grenfell School can provide some measure of open space opportunity and it is concluded the Park Board could not justify any further acquisition in the immediate area of the housing site.

It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who would have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.

Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7th from the School Board on June 23, 1976 regarding the implications of this proposed development on the services the School Board provides in the area. Their conclusions are summarized as follows:

'The development of this site could only be accommodated if:

a) it occurs after September 1977
b) the additional pupils in the 1977/78 school year does not exceed 70.
c) the phasing of this development with other possible housing developments in the area is co-ordinated with the Vancouver School Board.'

(Refer to Appendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 29, 1976, the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available. The developers should be required to take underground services from service poles on abutting streets or lanes.

(b) The developer to pay for relocation of utilities or provide the necessary public utilities easements. 10 foot wide easements would be required to contain the existing sewers.

(c) The lane configuration shown outlined red on the attached plan (Appendix C) will have to be provided. Two proposals are shown. The first, (proposal 'A') calls for a 10 foot by 10 foot corner cut off from privately owned lots. If these corner cut offs cannot be obtained a lane configuration shown as proposal 'B' will be required.

(d) Vehicular ingress and egress appears satisfactory.

(e) Portion of this site and the block to the south of Price Street, proposed for park, are required for the widening of Boundary Road. The widening line is to conform with the established Building Line.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 13, 1976.

'The first scheme - at Boundary and Tanner - met with the Panel's approval on both the intended use and the design concept.

RECOMMENDATION: That the 3 rezonings be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) One-Family form.

The Department believes that well designed townhouses can be far superior in design and efficiency to the subdivision housing so typical in many parts of Vancouver and that they can be suitable for family use.

There are, however, a number of concerns relating to design aspects of the proposal. Assuming the proposed park area is not developed concurrently with the housing, there does not appear to be a designated childrens' play area other than the paved vehicle areas. The surface parking areas need to be sensitively treated by providing landscaping and screening from the street and adjoining private residences and the turnabouts should be made acceptable to the City Engineer.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

The design prepared by the consultant architect included the provision of a public park on approximately 1.11 acres of City-owned property located on the South side of Price Street. This park would provide an open space facility for the tenants of the housing development and also for local area residents.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will eliminate the need for children to cross major arterials such as Joyce Road to reach the nearest park.

Accordingly, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District Zoning. The Municipal Incentive Grant of $1,500/unit could be applied toward the costs of developing the park.

The proposed development will generate a number of new children who will have to be accommodated in local schools. The School Board has stated that these children could be accommodated in local schools in the 1977-78 school year

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

USES — Three-storey townhouses
Two-storey townhouses and Customarily Ancillary Uses, (including off-street parking.)

FLOOR SPACE RATIO : Not to exceed 0.60 and computed as set out in the (RS-1) . One-Family Dwelling District.

HEIGHT — Not to exceed two storeys plus basement nor 35 feet as measured from the average building grade of Price and Tanner Streets respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 20 units per acre

OFF-STREET PARKING: 1.5 spaces per unit shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development By-law and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for lane and road widening purposes as required by the City Engineer and as shown in Appendix C and consolidate the site into one parcel and register same in the Land Registry Office.

(iii) The owner shall enter into any required Bulkhead and utility easement agreements as determined by the City Engineer.

C. THAT City Council approve the proposed park development and make arrangements for the Board of Parks and Recreation to take over the care and custody of the park-site and develop it for local park purposes.

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

DISTRIBUTED MONDAY

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MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - West Side of Wallace Street between West 2nd Avenue and Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

'That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

1) Boundary Road/Price Street/Tanner Street

2) 2nd Avenue and Wallace

3) Foster and Euclid

4) Nanaimo and Vanness'

SITE DESCRIPTION

The site is bounded by Point Grey Road to the north, Wallace Street on the East, West Second Avenue on the south, and a gravel parking lot in the care and custody of the Parks Board to the west. The site is trapezoidal in shape being 404 feet along Point Grey Road, 473 feet along Wallace Street, and 376 feet along West Second Avenue. The total site area is 142,184 square feet or 3.264 acres. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is presently vacant with a number of mature trees. The lands to the north of the subject site are zoned (RS-1) One-Family Dwelling District. Brock House, now to be a centre for senior citizens is located in the RS-1 zone. Adjacent to the site of Brock House and to the east is the Jericho Tennis Club, zoned (RT-2) Two-Family Dwelling District. The surrounding lands to the east and southeast are also zoned (RS-1) One-Family Dwelling District and are developed as such. The land to the southwest of the subject site is zoned (RM-3A) Multiple Dwelling District and contains a three storey apartment development for senior citizens. The parking lot at the western boundary of the site is zoned (RS-1) One-Family Dwelling Distrcit.

BACKGROUND

On July 3, 1973, City Council identified this site as one of many City-owned properties with potential for family housing at a higher density than single family dwellings.

Council on November 12, 1974, when dealing with the Manager's report concerning surplus lands in the Locarno Park area resolved 'that the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for housing and report through the Standing Committee on Housing.'

On April 10, 1975, John Keith-King, Architect appeared before the Standing Committee on Housing and Environment to discuss the use of this site for a housing project on behalf of the Point Grey Housing Co-operative. The Chairman advised "that this site at 2nd and Wallace was being held as a potential site for consideration for development of family housing by the City Housing Corporation."

The Director of Planning reported to the Standing Committee on Housing and Environment on May 8, 1975 regarding the alternative uses for this site. At that time, Council resolved to defer the decision on this report pending the arrival of the newly appointed Director of Housing.

On May 27, 1975, Council resolved "that Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed."

City Council in August 1975, approved the retention of John Keith-King as consultant architect for the development of preliminary sketch plans for this site as recommended by the Standing Committee on Housing and Development and the Director of Housing.

On October 7, 1975, City Council resolved:

'A. That the Director of Planning be authorized to discuss with the Dunbar and Penta groups the resubdivision of these lands to create the following sites:

i) 1.72± Acres to be developed by the City of Vancouver Non-Profit Housing Corporation,

ii) 1.00± Acres to be developed by the Penta Co-operative Housing Association,

iii) .75± Acre to be developed by the Dunbar Village Community Co-operative;

and the Acting Supervisor of Property and Insurance be authorized to discuss suitable lease terms and conditions with the Co-operative societies.

B. That the Director of Housing be instructed to liase with other relevant City departments when preparing housing proposals.'

PROPOSED DEVELOPMENT

The co-ordinating architect for the site, J. Keith-King submitted a site plan for the entire property which was stamped 'Received, City Planning Department, June 9, 1976'. This site plan served to consolidate the following drawings into one integrated scheme of development:

Client	Architect	No. of Drawings	Date Stamped: "Received City Planning Department"
City of Vancouver	J. Keith-King	4	June 9, 1976
Penta Cooperative	B. Olson	3	May 26, 1976
Dunbar Village Community Cooperative	H. Weinreich	2	May 28, 1976

All the above-mentioned drawings were prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver.

Proposed Development to be Managed by the City of Vancouver

The drawings submitted by J. Keith-King indicate a proposed development containing 25 two bedroom townhouses and 13 three bedroom townhouses. All the buildings are to be two-storey structures with cellars and roof-top gardens.

Parking for 52 vehicles is designed underground. Two ingress/egress ramps are provided with one off Wallace Street and one off West Second Avenue.

The proposed development is located generally in the southern half of the subject site. The following calculations describe the proposed development:

Site Area: 71, 816 square feet or 1.648 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	13	1,200 sq.ft.	42,800 sq.ft. or 47,825 sq.ft. (including cellars)
2 Bedroom Townhouse	25	1,088 sq.ft. (excluding cellars)	

Total Number of Units: 38

Units per Acre: 23.06

Floor Space Ratio: 0.596 (or 0.667 including cellars)

Heights: 18 feet without roof garden screens
26 feet with roof garden screens

Off-Street Parking: 52 spaces

Site Coverage: 38%

Building Setbacks:

	Buildings	Patio Screens
Wallace Street	10 feet	NIL
West Second Avenue	24 "	"
Proposed West Lane	14 "	"
North Prop. Line	10 "	10 feet

The townhouses have private outdoor areas ranging in size from 340 to 640 square feet. A childrens play area is provided in this portion of the subject site.

Proposed Development for the Penta Cooperative

The drawings submitted by B. Olson indicate a proposed development containing 20 two-storey townhouses. Parking for 20 cars is provided underground with ingress and egress off Point Grey Road and Wallace Street.

The proposed development is located generally in the northeast quarter of the subject site. The following calculations describe the proposed development:

Site Area: 41,282 square feet or 0.948 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	7	1,332 sq.ft.	22,896 sq.ft. or (26,046 sq.ft. including cellars)
3 " "	9	1,156 "	
2 " "	1	784 "	
2 " "	1	742 "	
1 " "	2	645 "	

Total Number of Units: 20 (1 for a handicapped person)

Units per Acre: 21.1

Floor Space Ratio: 0.555 (or 0.631 including cellars)

Heights: 18 feet (mean height) or 2 storeys

Off-Street Parking: 20 spaces

Site Coverage: 29%

Building Setbacks:

Point Grey Road	18 feet
Wallace Street	10 "
Proposed lane to south	10 "
Proposed lane to west	10 "

Each townhouse is provided with a large enclosed yard. Two communal yards are also indicated.

Proposed Development for the Dunbar Village Community Cooperative

The drawings submitted by H. Weinreich indicate a proposed development containing 15 townhouse units. The ten one-bedroom units are two storeys while the five two-and three-bedroom units are two and one-half storey split-level structures. Parking is provided by one-vehicle carports within each townhouse.

The following calculations describe the proposed development:

Site Area: 29,086 sq.ft. or 0.668 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	1	1,312 sq.ft.	14,032 sq.ft.
2 " "	4	1,030 "	
1 " "	5	958 "	
1 " "	5	762 "	

Total Number of Units: 15

Units per Acre: 22.46

Floor Space Ratio: 0.482

Height: 25 feet or 2 storeys
30 feet or 2½ storey split-level

Off-street Parking: 15 spaces

Site Coverage: 42 %

Building Setbacks:

Point Grey Road	20 feet
Proposed lane to east	15 feet
Property line to south	10 feet
Proposed lane to west	10 feet

The open space of the site is designated as a 'semi-private landscaped area.'

CALCULATIONS

The following calculations describe the scheme of development prepared by J. Keith-King to integrate the above three designs for the subject site:

Site Area: 142,184 square feet or 3.264 acres

Unit Type	Number of Units	Total Floor Area
3 Bedroom	23	
2 Bedroom	38	79,728 sq.ft.
1 Bedroom	12	

Total Number of Units: 73

Units per Acre: 22.37

Floor Space Ratio: 0.561

Heights: Range from 18 feet to 30 feet

Off-Street Parking: 87 spaces

Site Coverage: 37 %

Setbacks (minimum indicated):

Point Grey Road	18 feet
Wallace Street	10 feet
West Second Avenue	24 feet
Proposed lane to west	10 feet

PUBLIC MEETINGS

Two public meetings were held at the Bayview Community School on November 13, 1975 and February 9, 1976. At both meetings the local residents expressed considerable opposition to the use of this site for housing of any sort. They believed that the property should be developed as a parking lot to relieve the parking problems in the area.

PETITION

A petition dated September 10, 1974, containing 66 signatures was received at City Hall opposing the rezoning of this site for multiple dwellings.

BOARD OF PARKS & RECREATION

The staff of the Parks Board commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the site at Second Avenue and Wallace are as follows:

'Park Board staff have no objections to the proposal to utilize the subject land for housing purposes. While recreational facilities are limited at present in the area, it is anticipated that the future Jericho Park Development will provide a range of outlets for area residents as well as users from the city at large.

The parking area to the west of the subject site will continue to function as a parking area for Jericho and any scheme should consider this adjacent use in its design.

The subject property, as has been suggested by area residents could be utilized for parking purposes to support the Jericho Park area. However, there could be no justification for Park Board acquisition of the property at this time under current economic conditions. The West Point Grey area currently has one of the highest park area to population ratios in the city and the estimated $800,000 to $1,000,000 land value would be far in excess of any justifiable cost for parking purposes.

It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

SCHOOL BOARD

The Planning Department received a report from the School Board, dated June 23, 1976, regarding the implications of the proposed development on their services in the area.

Their comments were summarized as follows:

'This development could be accommodated if:

a) enrolment does not exceed 90 in the 1976/77 school year;

b) enrolment does not exceed 130 before June 1978;

c) the phasing of further housing developments is co-ordinated with the Vancouver School Board.'

(Refer to Appendix B for the full text of the report from the School Board.)

CITY ENGINEER

In a memorandum dated July 5, 1976, the City Engineer made the following comments on this site:

'(a) Electric, telephone and gas services are readily available. The developers should be required to take underground services from service poles on abutting streets.

(b) Sewer connections can be provided from City sewers on abutting streets. The provision of water to the 3 sites will require a main extension with the cost to be corne by the developers.

(c) The proposed lane on the west side of the site between 2nd Avenue and Point Grey Road is shown as being acquired from Park Board's property. There is nothing to indicate that the Park Board has agreed to this lane arrangement. It would appear that the only function of this lane is to provide access to the carports of the westerly units of the Dunbar Village Community Co-Op development. I would suggest that this developer be required to provide underground parking with access from Point Grey Road; this would eliminate the need for the lane. (See Appendix C).

(d) The proposed lane separating the co-op development would require a 54-foot diameter cul-de-sac if developed as shown. The preferred lane treatment would be to provide an outlet to Wallace Street as shown in red on the attached site plan. This lane would not be required if access to underground parking was taken from the abutting street and satisfactory emergency access was provided to the rear of the 3 sites for fire vehicles to the satisfaction of the Fire Chief.

(e) I concur with the recommendation that 1.5 parking spaces per unit be provided.

(f) Vehicular access to the sites to be located completely clear of street intersections, that is, clear of the 66-foot street allowance projected.

(g) It is recommended that a subdivision plan be prepared creating the 3 required lots.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 27, 1976. Their comments were as follows:

'While the Panel in principle is not against the rezoning proposal, the situation as to who was actually involved in the design appeared confused. Before commenting on the design, the Panel would be thankful for some guidance as to what was happening and suggests that the overall concept be handled by one person initially to ensure a degree of cohesiveness.

Recommendation: That the rezoning application be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where

more units can be accommodated than in the typical (RS-1) One-Family form. The Department believes that well designed townhouses can be far superior in design and efficiency to the subdivision housing so typical in many parts of Vancouver and that they can be suitable for family use.

There are however a number of concerns relating to design aspects of the proposal. The landscaping and treatment of the patios and roof gardens need to be sensitively designed. The public and semi-public open spaces need to be reconsidered to provide the optimal combination and variety of open spaces for the site as a whole. The provision of parking both above and underground needs to be reconsidered to integrate ingress and egress and minimize paved areas for the whole site. The number of parking spaces should be increased to 1.5 spaces per unit due to the severe lack of on-street parking in the immediate area. The provision of garbage collection areas should also be designed for the entire site.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

Uses: Two and one-half storey townhouses
Two-storey townhouses and Customarily Ancillary Uses, (Including off-street parking).

FLOOR SPACE RATIO: Not to exceed 0.65 and computed as set out in the (RS-1) One-Family Dwelling District.

HEIGHT: Not to exceed two and one-half storeys plus basement nor 35 feet as measured from the average building grade of West Second Avenue and Point Grey Road respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 23 units per acre.

OFF STREET PARKING: 1.5 spaces per unit shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development Bylaw and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix C and resubdivide the site into three lots and register same in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

DISTRIBUTED MONDAY

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

'That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

1) Boundary Road/Price Street/Tanner Street

2) 2nd Avenue and Wallace

3) Foster and Euclid

4) Nanaimo and Vanness.'

SITE DESCRIPTION

The subject site is bounded by Euclid Avenue on the north, Foster Avenue on the south, Melbourne Street on the east, and Tyne Street on the west. The site is trapezoidal in shape being 336 feet on the west side, 232 feet on the south side, 234 feet on the east side, and 254 feet on the north side, for a total site area of 63,441 square feet or 1.456 acres. (See Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District and is presently vacant except for Lots 18, 19 & 20 which are occupied by a City-owned single-family dwelling, and the northwest corner of Lot 1 which is occupied by a newspaper distribution shed. The site is flat and has a number of well-developed deciduous trees on it.

At this point in time, notice to vacate has not been given to the tenants of the 1-family dwelling located on the site. It should be noted that a four months notice to vacate must be given to tenants in cases where the dwelling is to be demolished. The newspaper distribution shed is presently leased on a month to month basis with a one month notice required to vacate the site.

The lands to the west, south and east of the site are zoned (RS-1) One-Family Dwelling District and are developed with one family dwellings. The lands to the north are zoned (M-1) Industrial District and are developed with warehouses.

BACKGROUND

On March 20, 1973, City Council approved the release of the site for sale to the Provincial Government for the provision of Seniors' Housing. Subsequently, the Provincial Government declined the City's offer on October 18, 1973. In July 1973, City Council identified the site and several other City-owned properties as potential family housing sites. In August 1974, Council authorized the Supervisor of Property and Insurance to negotiate the acquisition of lots 18 ,19 and 20. Lot 23 was acquired on October 18, 1975.

In August 1975, City Council authorized the rentention of Romses Kwan and Associates as architects for the Euclid-Foster site.

PROPOSED DEVELOPMENT

The Architects' drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department June 7, 1976' and were updated with additional drawings marked 'Received, City Planning Department, June 11, 1976'.

The renderings indicate a proposed development containing a linear arrangement of 16 two-storey, one and two bedroom apartments along Euclid Avenue, 7 two-storey, three bedroom townhouses along Melbourne Street, 4 two-storey, three-bedroom townhouses along Foster Avenue, and 6 two-storey, three bedroom townhouses along Tyne Street, for a total of 33 units.

Four surface parking lots containing 24 parking spaces are provided with ingress and egress from Euclid Aveune and Tyne Street. Also provided is a 17 space underground parking lot with ingress and egress from Euclid Avenue. The total number of provided parking spaces is 41.

CALCULATIONS

Site Area: 63,441 sq. ft., or 1.456 Acres

Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	17	1,085 sq. ft.	
2 Bedroom Apartment	12	762 sq. ft.	30, 355 sq. ft.
1 Bedroom Apartment	4	584 sq. ft.	

Total number of Units	33
Total Floor Area	30, 355 square feet
Units per Acre	22.66
F. S. R.	0.478
Heights:	22 feet - 2 storey townhouses 26 feet - 2 storey apartment buildings with cellars
Off-Street Parking	41 spaces (or 1 space per unit with 8 spaces for visitors)
Site Coverage	39%

Building Setbacks:	To Buildings	To Patio Screens	To Parking Areas
Euclid Avenue	13 feet	16 feet	3 feet
Melbourne Street	20 feet	8 feet	2 feet
Foster Avenue	20 feet	8 feet	6 feet
Tyne Street	7 feet	12 feet	2 feet

A children's play area is located in the centre of the development. The townhouses are provided with screened outdoor patios of approximately 240 square feet and the apartments are designed with outdoor space either on top of the parking structure or with a balcony.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, dated July, 1975, the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

Accordingly, on February 18, 1976, a public meeting was held in the Kingsway Motor Hotel to discuss the development of the site. The 25 local residents who attended the meeting expressed concern over the lack of park and playground facilities in the neighbourhood and also over proposed changes to Joyce Street and Boundary Roads as they affect traffic movement.

There was also concern expressed relating to the future use of the City-owned property located on the east side of Melbourne Street. It was felt that this represented an excellent site for the provision of park and playground facilities. The general consensus of the meeting was that there existed a community interest in providing housing on the site.

A second public information meeting was held on March 17, 1976, at the Kingsway Motor Hotel with approximately 18 local residents in attendance. Initially, there was considerable opposition on the part of some of the local residents

to the development of multiple housing on the site. By the end of the meeting there was general agreement among those in attendance that such a housing development might be an asset and improvement to their community, particularly if the development proposal provided for park and playground space available to local residents as well as residents of the proposed development.

BOARD OF PARKS & RECREATION

The staff of the Board of Parks and Recreation commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the Euclid and Tyne site are as follows:

> 'This area was formerly designated as a future park site, but has subsequently been abandoned for that purpose. The area does not have park and recreation opportunities in the immediate area but is located a reasonable distance from Central Park.
>
> The Park Board have previously committed acquisition funds to Lots 21 and 22 within the proposed housing site. It is assumed that the Park Board would be appropriately reimbursed should a housing development proceed.
>
> It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

> 'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.
>
> Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7, 1976 from the School Board on June 23rd, 1976 regarding the implications of the propseod development on the services offered by the School Board in the area. Their comments were summarized as follows:

> ' The development of this site could only be accommodated if
>
> a) it occurs after September 1977
>
> b) the additional pupils in the 1977/78 school year does not exceed 60
>
> c) the phasing of this development with other possible housing developments in the area is co-ordinated with the Vancouver School Board.'

(Refer to Apendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 23, 1976, the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available. The developer should be required to take underground services from service poles on abutting streets or lanes.

(b) A sanitary trunk sewer under the jurisdiction of the Greater Vancouver Regional District is located in the 10 foot east-west lane. I understand the G.V.R.D. requires a 10 foot easement to contain this sewer.

(c) The location of the entrances for the two surface parking lots at Tyne and Stamford Streets should be located so as not to fall within the street intersection.

(d) There are some technical points concerning the provisions of parking ramps and aisles which can be resolved at the development permit stage.

The developer should contact this Department's Traffic Division to correct the above mentioned points.

(e) The easterly portion of Lot 1, (approximately 32 feet), is required for the street.

(f) We have no objection to the closure of the lanes in this block for consolidation with the abutting lands for a housing development.

(g) The closure of Foster Avenue between Melbourne Street and Aberdeen Street for a neighbourhood park has just been brought to our attention and there has not been time for proper evaluation by this Department. Due to the unusual street alignment in this area, the limited number of east-west steets available and the uncertainty of future demands on the streets in the vicinity of the proposed comprehensive development we feel a decision to close portions of Foster Avenue for use as a park without investigation would be unwise. Therefore I recommend that any further decision on the above mentioned neighbourhood park be deferred for a further report from the City Engineer.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 13, 1976.

'The third and last scheme - at Euclid and Tyne - was endorsed as far as the use was concerned, but was criticized for angling the units along Melbourne and Foster Streets as being inconsistent with the neighbourhood pattern. Along Tyne Street, where angled units would be appropriate, the units had been placed perpendicular to the street.

'RECOMMENDATION: Thatthe 3 rezonings be approved and that in the case of the Euclid and Tyne property, the architects be asked to reconsider the orientation of units with regard to the surrounding residences.'

ANALYSIS:

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) One-Family form.

The Department believes that well designed townhouses and two-storey apartments can be far superior in design and efficiency to the subdivision housing typical to many parts of Vancouver, and that they can be suitable for family use.

The surface off-street parking areas need to be sensitively treated by providing landscaping and screening from the street and adjoining private residences. Access for service and emergency vehicles requires resolution, as well as the provision of garbage facilities.

The intention to utilize an underground parking area within the proposed development needs to be examined in terms of economics and established public preferences and perceptions of safety. It should be noted that the underground parking structure is only 3 feet below grade. This design feature represents an attempt to deal with the difficult soil conditions on the site. A preliminary inspection by a consulting engineer indicated a layer of peat over the site. A detailed soil analysis of the site is presently being undertaken.

The design prepared for the Euclid-Foster site by the consultant architect includes the provision of a public park on approximately .75 acres of City-owned property located between Melbourne and Aberdeen Streets. This park would provide an open space facility for the tenants of the housing development and also for local area residents.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will provide play space for children who have outgrown the toddler playground on the site and will eliminate the need for them to cross major arterials such as Boundary Road or Kingsway to reach the nearest park.

Accordingly, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District zoning. The Municipal Incentive Grant of $1,500/unit could be applied to the costs of park development.

The proposed development will generate a number of new children who will have to be accommodated in local schools. The School Board has stated that these children can be accommodated in the 1977-78 school year.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District, with the form of development restricted as follows:

USES: Two-storey Townhouses
Two-storey Apartment Buildings and Customarily Ancillary Uses (including off-street parking)

FLOOR SPACE RATIO: Not to exceed 0.60 and computed as set out in the (RS-1) One-Family Dwelling District Schedule.

HEIGHT: Not to exceed two storeys nor 35 feet as measured from the average building grade of Melbourne and Tyne Streets respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 23 units per acre.

OFF-STREET PARKING: 1 space per unit plus 8 spaces for visitors shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development District By-law, and prior to the issuance of a development permit, the detailed scheme of development shall first be approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of usable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for utility easement purposes as required by the City Engineer and the Greater Vancouver Sewerage and Drainage District as shown in Appendix C, and consolidate the site into one parcel and register same in the Land Registry Office.

C. THAT City Council approve the proposed park development and direct the City Engineer to report on the closure of Foster Avenue which would be necessitated by the proposed park.

D. THAT City Council make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of planning submitted an application to amend the Zoning and Development By-Law No. 3575 whereby the above-noted property be rezoned from (M-2) Industrial District and (C-1) Commercial District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

'THAT City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing"

(1) Boundary Road/Price Street/Tanner Street
(2) 2nd Avenue and Wallace
(3) Foster and Euclid
(4) Nanaimo and Vanness.'

SITE DESCRIPTION

The site is generally located on the east side of Nanaimo Street between the B.C. Hydro Railway right-of-way to the north and the lane north of East 26th Avenue to the south. The site is generally triangular in shape being 160.62 feet along Nanaimo Street and 578.5 feet along the right-of-way for a total site area of 81,541 square feet. (See Appendix A).

The site is zoned (M-2) Industrial District except for Lot 1 in the southwest corner of the site which is (C-1) Commercial District. At present, it is a vacant grassy area, without trees, sloping down slightly to the northwest.

The land surrounding the site is zoned (RS-1) One-Family Dwelling District and is developed with one family dwellings with the exception of two lots immediately south of the southwest corner of the site. These two lots are zoned (C-1) Commercial District and contain three stores: a grocery on the corner of Nanaimo Street and 26th Avenue, an upholstery shop, and an office of the Ex-Brits. Across the B.C. Hydro Railway right-of-way,

north of the site and on Nanaimo Street, is a parcel of vacant land which is owned by the City. The lane to south of the site is unpaved.

BACKGROUND

The portion of the site zoned (M-2) Industrial District is the former location of the Associated Foundry. In October, 1969, City Council agreed to purchase the Foundry site for the purpose of removing an industrial nuisance which was the cause of numerous complaints from residents of the surrounding area.

The Foundry ceased operation in March, 1971 and was demolished shortly thereafter. The site was to be used as an informal park for the neighbourhood until plans for public transit along the railway right-of-way were clarified.

On August 12, 1975, City Council approved the retention of Zoltan Kiss as consultant architect for the development of preliminary sketch plans for this site as recommended by the Standing Committee on Housing and Environment. At the same time the Planning Department reported that the site was suitable for family housing subject to the planning of the housing and the transit route concurrently.

PROPOSED DEVELOPMENT

The architects drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department, May 13, 1976'and were updated with additional drawings marked 'Received, City Planning Department, May 21, 1976'.

The renderings indicate a proposed development containing linear arrangements of 21 three-storey one and two bedroom apartments located generally along the perimeter of the site, and 26 two-storey, two-and-three-bedroom townhouses located primarily in the centre of the site for a total of 47 units.

An underground parking structure containing 47 spaces is provided with ingress and egress from Nanaimo Street. Also provided are 5 spaces of surface parking for visitors with ingress and egress from the lane, to the south.

CALCULATIONS

Site area: 81,591 sq. ft. (or 1.87 acres)

UNIT	NUMBER OF UNITS	GROSS UNIT SIZE	TOTAL FLOOR AREA
3 Bedroom Townhouse	16	1,078 sq. ft. (or 1618 sq. ft. including cellar)	26,558 sq. ft. (or 39,538 sq. ft. including cellars)
2 Bedroom Townhouse	10	931 sq. ft. (or 1365 sq. ft. including cellar)	
2 Bedroom Apartment	7	720 sq. ft.	11,760 sq. ft.
1 Bedroom Apartment	14	480 sq. ft.	

Total number of units: 47

Total floor area: 38,318 sq. ft. (or 51,298 sq. ft. including cellars)

Units per acre: 25.13

Floor Space Ratio: 0.470 (or .63 including cellars)

Heights: 20 feet - 2 storey townhouses with cellars
29 feet - 3 storey apartment buildings with cellars

Off-street Parking: 47 - underground parking spaces
5 - surface
(or 1 space per unit with 5 spaces for visitors)

Site coverage: 27%

Building Setbacks: 18 feet - B.C.E. Railway Right-of-Way
28 feet - Nanaimo Street
24 feet - Lane to south of site

Setbacks to private patios:

18 feet - B.C.E. Railway Right-of-Way
16 feet - Nanaimo Street
24 feet - Lane to south of site

The private outdoor areas for the townhouses range in size from 240 to 560 square feet. The apartments have external balconies. An outdoor play space for children is provided on the site.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, July, 1975 the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

The first in a series of meetings was held at the Grandview Community Centre on August 21, 1975 with 56 residents attending. Mr. Jeroff explained the role of the housing corporation and the process for the development of the site. The residents expressed concern about the impact of increased densities on school and community facilities. Other concerns related to the number of other housing developments being considered in the immediate area, and to the income scale of the prospective tenants. The general consensus of the meeting was that local residents wanted single family dwellings, senior citizen's housing, or no development for the site.

At a second meeting held at the Grandview Community Centre on October 2, 1975 this housing site and two others then under consideration in the Cedar Cottage Area were discussed with 40-50 people present. The primary concern expressed at this meeting was that the tenants of the proposed developments would cause disturbances in the neighbourhood similar to those attributed to residents of the nearby Brant Villa Federal/Provincial Housing Project.

The third meeting, held at the Gladstone School on October 23, 1975, addressed itself specifically to the Nanaimo-Vanness site. Questions of tenant selection and public safety were central to the discussion at this meeting as well as the previous ones.

PETITION

A petition with 36 signatures was received on January 9, 1976 stating a preference for senior citizen's housing on this site.

GREATER VANCOUVER REGIONAL DISTRICT

The Staff of the G.V.R.D., in a letter dated June 2, 1976, stated that:

'Since it is unlikely that an LRT station would be located at Nanaimo, the LRT impacts that a housing site design should deal with are noise and visual impact.'

Their position on the use of the Foundry site for housing has not changed significantly from that stated in a letter to the C.M.H.C. dated November 15, 1975 which was written in response to an enquiry from the C.M.H.C. who were then investigating possible funding for housing on the subject site:

'The LRT line through Cedar Cottage is expected to be a two track facility that climbs from the Burlington Northern cut in a shallow subway underneath John Hendry Park to meet the B.C. Hydro right-of-way and proceed eastward on grade. The width of the right-of-way on grade to accommodate two tracks, gravel ballast, drainage and fencing will be roughly 30 feet. Station locations in the Cedar Cottage area have not been determined, however, a typical LRT station consists of a covered platform about 150 to 300 feet long with ticketing area and local transit and traffic access. LRT stations are usually located in commercial centres, rather than in residential areas.

The major physical impacts of LRT are noise generation, loss of privacy (people peering out of the train window into your backyard or bedroom window), the barrier effect of a fenced right-of-way to pedestrian movement and the appearance of the transit facility itself. Careful design of the LRT facility can mitigate these impacts, and provide the opportunity for joint use of the right-of-way for parks, housing and community services, and other improvements.

The characteristics of transit noise, however, are likely to create annoyances not found in common urban automobile traffic situations, due to the relatively stable and regular characterists of LRT and SRT noise events, especially in areas where the ambient noise levels are low. The C.M.H.C. Site Planning Handbook suggests a 90 foot separation from the right-of-way but the acceptability of this separation from the point of view of residents would vary depending upon whatever of the above-noted negative variables are present.'

BOARD OF PARKS AND RECREATION

The staff of the Board of Parks and Recreation commented to the Planning Department on the four family housing sites in a letter dated June 2, 1976. Their comments with regard to the Foundry site are as follows:

'This site has a number of existing parks in the general vicinity including John Hendry Park and Renfrew Park which both have Community Centres situated thereon. The major implications at this site would appear to be traffic oriented and it is assumed that appropriate comments will be provided by the City Engineering Department in this regard.

It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.

Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7, 1976 from the School Board on June 23, 1976 dealing with the implications of the proposed development on the services the School Board provides in the area. Their conclusions are summarized as follows:

'The development of this site could only be accommodated if:

a) it occurs after September 1977.
b) the additional pupils in the 1977-78 school year do not exceed 60.
c) the schools are not expected to accommodate more than 60 additional pupils in any one school year. '

(Refer to Appendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 29, 1976 the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available at this site. The developer should be required to take underground services from service poles on abutting streets or lanes. Sewer connections will be provided from Nanaimo Street at the north side of the site.

(b) Vehicular ingress and egress appears satisfactory.

(c) The portion of these lots shown outlined red on the plan attached is required for lane. The lane widening is required to give access to garbage and fire vehicles. (See Appendix C)

(d) Paving of the lane will not be mandatory.

(e) The parking layout shown appears satisfactory, however the 5 parking spaces at the lane will have to be adjusted to allow for the 4 foot lane dedication.

(f) A subdivision plan will be required to consolidate the site and dedicate the required portions for lane.

(g) It should be noted that this site may be affected by the location of Light Rapid Transit on the B.C.E. Railway right-of-way. '

URBAN DESIGN PANEL

On May 13, 1976, the Urban Design Panel discussed three of the designs for the family housing sites including the one off the Foundry site by Zoltan Kiss, Architect:

> 'The second proposal - at the Foundry site - was also considered to be a competent design and also here the Panel endorses the intended use.
>
> RECOMMENDATION: That the 3 rezonings be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing. The Department also supports, wherever appropriate, new forms of housing where more units are accommodated then is possible with the typical RS-1 single family development form.

Although some of the buildings proposed for the site are three storeys, the architect has sited them in the lowest corner to utilize the slope to maintain a profile compatible with building heights permitted in an (RS-1) One Family Dwelling District. The northwest slope of the site is further utilized to allow the provision of views to the North Shore maintains from many of the units. Varied building setbacks, sloping roofs, and landscaping have been designed to relate the proposed development to the surrounding single family houses.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

The design prepared by the consultant architect features a public park on a .17 acre parcel of City-owned land adjacent to the southeast corner of the site (see Appendix A). This park would provide an open space facility both for the future residents of the family housing development and for the people in the surrounding neighbourhood.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will provide play space for children who have outgrown the todder playground on the site and will eliminate the need for them to cross major arterials such as Nanaimo Street to reach the nearest park.

Consequently, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District zoning. Furthermore, the Municipal Incentive Grant of $1,500/unit could be applied toward the costs of developing the park.

The proposed development will generate a number of children who will have to be accommodated in neighbouring schools. The School Board reported that the children from this development could be accommodated in September of 1977 providing the number did not exceed 60 students.

The building setbacks in the proposed plan of development are approximately 37 feet short of the setback of 90 feet specified in the C.M.H.C. site design Guidelines. Consequently, in order to qualify for C.M.H.C. funding and to provide a livable environment on the site, the plan of development would need to be redesigned with either a 90 foot setback from the proposed LRT track location or landscaping probably using berms to mitigate noise and privacy impacts at a setback under 90 feet.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

USES: Two-storey townhouses
Three-storey apartment buildings and
Customarily Ancillary Uses including off-street parking.

FLOOR SPACE RATIO: Not to exceed 0.65 and computed as set out in the(RS-1)One Family Dwelling District.

HEIGHT: Not to exceed three storeys plus cellar or basement nor 35 feet as measured from the average building grade of Nanaimo Street as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 26 units per acre.

OFF-STREET PARKING: 1 space per unit shall be provided underground and 5 spaces for visitors shall also be provided.

And subject to the following:

(i) The scheme of development be designed to accommodate C.M.H.C. design requirements along the B.C. Hydro right-of-way.

(ii) Following the enactment of the (CD-1) Comprehensive Development District By-law and prior to the issuance of a Development Permit the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with particular regard to the overall design and the provision and maintenance of useable open space, landscaping, vehicular ingress and egress, garbage collection facilities, and the provision of adequate setbacks and/or berms along the B.C. Hydro right-of-way.

(iii) The owner shall formally dedicate land for lane purposes as required by the City Engineer and as shown in Appendix C and consolidate the site into one parcel and register same in the land registry office.

(iv) The owner shall enter into any required bullkead and utility easement agreements as determined by the City Engineer.

C. THAT City Council approve the proposed park development and make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

June 24, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 24, 1976, at 1:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman M. Harcourt, Chairman Alderman A. Cowie Alderman H. Rankin
ABSENT:	Alderman H. Bird (Civic Business) Alderman Boyce (Leave of Absence)
CLERK:	J. Thomas

The Minutes of the meeting of June 3, 1976, were adopted.

INFORMATION:

1. Status Report on Government Assisted Housing in the City of Vancouver

The Housing Planner discussed with the Committee her report dated June 16, 1976, (on file in the City Clerk's Office) on the status of government assisted housing in the City, listing major changes during the past six months.

It was noted 168 units had been completed during the period January 1 to June 1, 1976; fifty-three being family units, 90 seniors, and 25 other. Under construction at present are 545 units; 121 family, 257 seniors, and 167 other. Another 1,671 units (300 family, 1,148 seniors, and 223 other) are at various stages in the planning/approval process. In addition, 599 units are under construction by the City in False Creek. Approximately 2,000 units are under development by the City, 83 in False Creek, 1,026 in Champlain Heights, and 869 sponsored by the Department of Housing.

The Chairman commented that a joint federal/provincial meeting on June 25, 1976, would decide the next funding program for senior citizens projects, and he was hopeful a number of Vancouver seniors projects currently held up by lack of funding would receive approval. It was noted 950 units are currently held up for this reason.

Mr. Bruce Eriksen, Downtown Eastside Residents Association, drew the Committee's attention to a recent newspaper article quoting the vice-president of the Grandview-Woodlands Area Council as describing eight new City public housing projects planned for the area as instant slums which will compound social problems. Mr. Eriksen advised he had discussed the matter with members of the Grandview-Woodlands Area Council who wanted it understood the comments expressed in the article were the vice-president's personal view and not authorized by the Area Council.

The Committee, during discussion, was critical of the statements made in the article and felt if the same projects were undertaken by private developers they would be completely acceptable. Any form of conspiracy against the erection of government assisted housing should be countered by emphasizing that the individual developments would be small scale, ranging from 12 to 35 units, accommodating ordinary working people who would be paying market rents and only a small number would be subsidized. Construction would be of high quality and probably superior to a comparable private development.

The Chairman advised he was meeting with the area planning committee to discuss the concerns of local residents and would inform the meeting of the committee's views.

RECOMMENDATIONS:

2. Housing Program for Seniors

At its meeting on March 23, 1976, Council instructed the Director of Planning and Director of Social Planning to report and recommend to the Committee on a method for establishing a "fair share" distribution program for senior citizens housing in the City. Before the Committee for consideration were two Manager's Reports (circulated):

a) a report dated June 18, 1976, containing the Director of Planning's report entitled 'Senior Citizens' Housing Targets to 1986';

b) a report dated May 27, 1976, in which the Director of Social Planning reported on shelter allowances for senior citizens.

The Committee also noted a memorandum of June 17, 1976, signed by both the Director of Social Planning and Director of Planning stating the two reports agreed the number of elderly presently in need of a comprehensive housing assistance program constituted approximately 20% of Vancouver's total elderly population, and that a large percentage of this group are already receiving financial assistance from government programs, and for physical or personal reasons have different housing requirements. The memorandum noted:

"A housing program combining the encouragement of continued senior citizens housing construction as detailed in the report from Planning and the implementation of a shelter allowance program as recommended in the Social Planning report, is an appropriate way to expand City programs to help satisfy the diverse needs of this group of senior citizens."

For the purpose of clarity the reports and recommendations of the Committee are dealt with separately as follows:

A. Senior Citizens' Housing Targets to 1986

The Director of Planning, in his report, outlined the fair share/fair opportunity policies, origins of the problem, calculation of fair opportunity targets, and explored the following issues and concerns: emerging provincial policy directions, new versus existing units; shelter allowances versus assisted housing; location of target units. Land acquisition funding was also discussed and comments from the Director of Finance were included in this section of the report.

During discussion reference was made to the Chairman's letter to the Deputy Minister of Housing dated June 23, 1976, (circulated) recommending certain senior citizens projects for the Provincial Government's priority funding program for 1976, and it was agreed the following projects be assigned high priority status for funding in 1976/77, and be added to Recommendation (5 c) of the report before the Committee: i. Collingwood United Church (J.W. Smith Foundation), 3200 School Avenue; ii. Cheshire Homes Society, Ash at Marine Drive; iii. G.V.R.D. Handicapped Housing Project, 2900 East 14th Avenue; iv. Calling Foundation, 3360 School Avenue.

The Chairman also reported he had discussed shelter allowances with the Deputy Minister and it was his understanding the Provincial Government would be giving consideration to a program based on a number of points contained in the report of the Director of Social Planning.

Cont'd . . .

Clause 2 Cont'd

After discussion the Committee approved the report and recommendations as amended, and it was

RECOMMENDED THAT

1. The City of Vancouver seek to facilitate the construction and/or acquisition of publicly assisted housing units for at least twenty per cent of the elderly population of the City. This twenty per cent is seen to include persons over the age of 65 who are residents of the City and who have such limited means as to be eligible for full Guaranteed Income Supplement and for housing as supplied through provisions of the National Housing Act and Provincial funding for the elderly.

2. The City discharge this responsibility by:

   a) Assisting public housing agencies and non profit housing societies to identify sites, apply for funding from senior levels of government and processing permits for new development.

   b) Requesting senior levels of government to continue to fund accommodation for the elderly in the City of Vancouver. Specifically funding is required to provide at least 5,300 additional self contained and an additional 300 care units by 1986.

   c) i. Requesting senior levels of government identify programs to assist the City, and housing agencies operating in the City, to acquire and assemble properties for the purpose of developing senior citizen's housing. This assistance should take the form of either requesting from senior levels of government a land assembly fund in the amount of $28,500,000(in 1976 dollars) and/or requesting senior levels of government to acquire and lease sites for senior citizen's projects and/or encouraging private investors to participate in the Assisted Rental Program with the specific intent of providing accommodation designed to meet the needs of the elderly. It is recommended that these options be further discussed with senior governments to develop a plan of action. Where monies are provided to non profit housing societies the funds should be used as interim financing prior to funding through Public Housing and Non Profit sections of the National Housing Act.

   ii. Requesting CMHC and The Provincial Department of Housing review current funding maximums to insure that maximums reflect the costs of land acquisition and construction in the City. This review should be ongoing.

   iii. Should loan maximums not be increased the City should request Senior levels of government provide an additional program to include a grant of one third of the land cost to be made available to sponsors of senior citizen non profit housing in the City.

   The Director of Finance's concern raised on page 4 is reemphasized: It is impractical for the City to conduct land assembly operations for senior citizen's housing "until some level of government agrees to provide up to approximately $7 million in subsidies on the land element".

   d) Encouraging charitable and service organizations (ie Church groups) owning land in the City to consider developing properties for senior citizens accommodation.

   e) Encouraging private developers to incorporate accommodation for the elderly above retail and office uses. It is recommended that senior levels of government be encouraged to fund the residential component of such mixed use developments.

3. Accommodation provided through the above actions should:

   a. Be of adequate variety and provide such services as to allow the elderly resident to maintain personal independence for as long as possible.

   b. Vary between 60 self contained (recommended economically feasible minimum) and 200 self contained units (recommended social maximum) per project. Where possible several levels of care should be incorporated in a project. Where care beds are included the recommended number of beds should be at least 100 care beds to accommodate critical

Clause 2 Cont'd

economic thresholds for staffing. Recreational facilities should be contained within the project or located nearby the complex. As a minimum, recreational facilities should be included in all developments of 200 or more care and/or self contained units. These numbers should be viewed as guidelines to be reviewed in relation to specific proposals.

c. Reflect preferences by the elderly for assisted housing to be located in areas of the city in which they are presently residing and/or near concentrations of the middle aged "children" of the elderly (present 35-64 age group). Units should be located adjacent to transit, shopping, health and community services and be on sites with minimal slope

d. Include both new construction and acquisition of existing accommodation options. Acquisition programs should be pursued in areas where economically feasible and where new construction might detrimentally affect the present social, economic or physical character of the local area.

4. Priorities for the location of additional senior citizen's accommodation, as noted in Appendix 1, be accepted as a statement, in principle, of a future intent to locate and develop sites which reflect the anticipated need for assisted accommodation and the locational preferences of the elderly population.

5. The following actions should be taken to operationalize the above recommendations:

a. Recommendations with respect to housing requirements be forwarded to the Provincial Department of Housing and to C.M.H.C. for consideration and subsequent commitment to action.

b. Recommendations with respect to care units be forwarded to the Community Care and Licensing Board, B.C. Department of Health, for consideration and subsequent commitment to action.

c. That the following projects currently in planning stages be assigned a high priority for funding in 1976-1977:

West End:	Netherlands Bnai B'rith	126 units
Strathcona:	Shon Yee	129 "
	Villa Cathay	74 "
	China Town Lions	70 "
	Dunlevy & Alexander	173 "
South:	Langara	100 "
Mt. Pleasant	Anavets	61 "
Grandview	East End Lions	110 "
Killarney/ Fraserview	Collingwood United Church (J.W.Smith Foundation)	——
Killarney/ Fraserview	Calling Foundation	134 "
Handicapped housing:		
	Cheshire Homes Society	36 "
	GVRD 2900 East 14th Avenue	50 "

d. That the Director of Planning report to Council on the suitability of sites at 5th and Renfrew, Stainsbury & Hull, and Victoria and Porter for senior citizen's housing. Should these sites be suitable it is recommended that they be added to the list of sites assigned a high priority for 1977 funding.

e. Due to the time and costs which will be involved in obtaining and using site acquisition funds (item 2c) it is recommended that senior citizen's projects presently scheduled for Champlain Heights be advanced for funding by senior levels of government as a portion of the City's 1976-78 target.

Cont'd . . .

Clause 2 Cont'd

f. Where possible additional units should be developed first in areas with highest priorities based upon need, requests by seniors for accommodation, and existing investment in health and community services.

Priority 1	Central Area (Downtown, West End, Downtown East Side)
Priority 2	Mt. Pleasant - Riley Park - Cedar Cottage
	Fairview - South Cambie
	Kitsilano - West Side
Priority 3	Marpole
	Grandview - Hastings
Priority 4	Killarney - Fraserview-Sunset

B. Shelter Allowances for Senior Citizens

Consideration was given to the Manager's Report dated May 27, 1976, in which the Director of Social Planning, reporting on an alternate solution to the existing senior citizen housing dilemma, suggested a shelter allowance program would benefit more elderly persons per dollar than a program relying solely on housing construction.

Following discussion it was agreed the following be added as item (f) of Recommendation (1) contained in the report:

f. housing must meet existing City standards.

After discussion the Committee approved the report and recommendations of the Director of Social Planning as amended, and it was

RECOMMENDED

1. THAT serious consideration be given to the implementation of a shelter allowance program as a viable alternative or supplement to the City's present housing construction policy based on:

   a. The limited amount of housing construction funds available and the provincial housing department's decision to supplement federal assistance programs rather than housing construction;

   b. the limited quantity and high cost of suitable vacant land in Vancouver;

   c. the delays and frustration caused by neighbourhood resident resistance to multiple dwelling facilities;

   d. the inability of the construction process alone to satisfy, in a timely manner, the housing needs of the elderly population;

   e. the greater cost/benefit return realized from a shelter allowance program in comparison to a housing construction program.

   f. housing must meet existing City standards.

2. THAT representatives of B.C. Department of Housing, B.C. Department of Human Resources, Central Mortgage and Housing Corporation, Department of National Health and Welfare meet in the near future with the members of the Housing Committee of City Council to discuss the issue of shelter allowances and formulate a plan of action; the meeting to be arranged by the Chairman of the Committee and the Director of Social Planning.

3. Disposition of City-owned Lot in 600 Block East 6th Avenue, Lot C, Block 27, D.L. 200A - Coast Foundation Society

On April 29, 1976, the Committee instructed the Supervisor of Property and Insurance to meet with representatives of Coast Foundation Society for discussions on financing procedures which would enable the Society to acquire the above City-owned lot.

In a Manager's Report dated June 14, 1976, (circulated) the Supervisor of Property and Insurance reported following negotiations, Coast Foundation Society was prepared to purchase the lot for $45,000. The Society is active in the field of mental health and has options to purchase the abutting, privately owned lots and proposes to develop the site with housing for former mental patients.

It was

RECOMMENDED,

THAT the City sell Lot C, Block 27, D.L. 200A to Coast Foundation Society for the sum of $45,000 subject to the following conditions:

a) obtaining a development permit;

b) entering into agreement providing an option to the City to repurchase at originally agreed price, if development does not commence within two years of the date of sale; the date of sale being July 31, 1976.

4. Anavets Senior Citizens' Housing Project: 900 Block East 8th Avenue

Mr. T.E. Fontaine, Secretary, Army, Navy & Air Force Veterans in Canada, addressed the Committee concerning his letter to the Chairman dated June 15, 1976, (circulated) in which he referred to the possibility that City rezoning changes might adversely affect a proposed Anavet senior citizens' housing project in the 900 Block East 8th Avenue. Plans for a six-storey structure received funding approval from the Provincial Government. However, the organization was concerned because their architects had reported the City was contemplating a change in zoning from RM-3 to RM-3A which would restrict the allowable height of a building to between 35-40 feet. The organization sought the Committee's advice as to whether they should submit their present plans or adjust the design to meet the RM-3A requirements.

The Director of Planning advised the group should continue discussions with his department. The project site was sloping and the plan called for six storeys on the high side and eight storeys on the low side. While he did not feel it was detrimental to the neighbourhood, Mr. Spaxman was concerned the project should meet the approval of local residents in view of the recent strong public protest regarding a development proposed for the 500 Block East 5th Avenue. With this approval, and the consent of the Urban Design Panel, the project should go forward for processing within a few weeks.

It was

RECOMMENDED,

THAT the Director of Planning submit a status report on the Anavets senior citizens' housing project to the July 29, 1976, meeting of the Committee.

5A. Standards of Maintenance By-law
630 Alexander
1168 East Hastings

On May 4, 1976, after hearing delegations from Vancouver Tenants Association, requesting certain changes in the Standards of Maintenance By-law, Council instructed the submission be received and referred to the Committee and that the Directors of Legal Services and Permits and Licenses report at that time with respect to the organization's brief (on file in the City Clerk's Office). Also referred for report and the Committee's consideration was a letter from Downtown Eastside Residents Association concerning 630 Alexander Street and 1168 East Hastings Street (on file in the City Clerk's Office).

The Committee had for consideration a Manager's Report dated June 4, 1976, in which the Director of Permits and Licenses and Director of Legal Services reported as follows:

"630 Alexander Street

Inspections show that there are 6 items that require correction under the Standards of Maintenance By-law in this building. A 30-day notice has been issued ordering the necessary improvements.

1168 East Hastings Street

Inspections of this building show a total of 14 infractions of the Standards of Maintenance By-law. A 30-day notice has been issued ordering the necessary improvements. We understand that this building has recently gone into receivership and that repairs could be delayed because of this situation.

Submitted Brief:

Item No. 1

The brief requests that the Standards of Maintenance By-law be strictly enforced. When City Council adopted the Standards of Maintenance By-law in October 1975, an enforcement policy based on complaint only was included. This policy has been adhered to. However, all Generalist Inspectors are instructed to enforce the By-law on exterior infractions of the By-law as they patrol their districts. The following statistics show the work carried out to date:

Number of complaints received	-	341
Total number of calls done (respecting the Standards of Maintenance By-law)	-	924
Number of orders issued	-	728
Number of orders complied with	-	607
Percentage of compliance	-	83.3%

Item No. 2

The brief suggests the repeal of sections 6.2 to 6.7. These sections make it an offence to violate the By-law and provide for the imposition of a fine. In other words, these are the prosecution sections.

We can see no reason for deleting these as we believe Council should have the option of prosecuting if it so desires; going in to do the work is totally separate. Furthermore, these sections will be needed should Council wish to pursue the course of obtaining a civil injunction. We could not therefore recommend their deletion. The substitution as proposed is simply an amplification in detail as to how the notice should be written up, served, etc. We would personally prefer to see this left to be dealt with in each individual case rather than being

Cont'd . . .

Clause 5A Cont'd

particularized in the By-law. Furthermore, there is a suggestion that Council should be obligated to pass a resolution after the Inspector makes an order and should be obliged to go in and do the work. We do not think it is right that an Inspector's order could put Council in such a position. We believe it is better that the discretion be left with Council, which is the way the By-law is at present.

Item No. 3

This suggests that, where there is a mixture of occupation of residential and commercial, failure to comply with the residential standards would result in suspension of the commercial license. In nearly all cases, the residential portion of the premises is leased entirely separately and to a separate individual and has absolutely no relationship (legal or otherwise) to the lessee and operator of the commercial premises underneath. We do not think, therefore, at law, there would be adequate authority to suspend the commercial license. Obviously if the holder of the commercial license is also the holder of the license for the rooming house upstairs, then it would be in order to suspend both licenses.

Item No.4

The brief requests that copies of the By-law be posted in all rented dwellings in Vancouver. Copies of the By-law are available in the Department of Permits and Licenses to anyone who requests them. It is not practical to distribute copies of the By-law to landlords for posting in their premises, first because of the very large number of premises involved, and secondly, experience indicates that such posting is of little real value and results in the copies being destroyed or removed within days. It should be noted that no other By-law in Vancouver is posted in this fashion with any degree of success."

The Director of Permits and Licenses reviewed the report with the Committee and advised the owner of 630 Alexander Street had complied with the thirty-day notice respecting necessary improvements; however, his department had not been successful in contacting the owners of 1168 East Hastings Street.

Mr. Bruce Eriksen spoke to the Vancouver Tenants Association's brief and submitted in respect of 1168 East Hastings the City should use its enforcement powers to compel the owners to carry out improvements. He reiterated the four organizations forming the Association felt sections 6.2 to 6.7 of the enforcement and penalty section of the Standards of Maintenance By-law should be rewritten.

Following discussion it was

RECOMMENDED,

A. THAT 1168 East Hastings Street be posted with a sixty-day notice requiring the owners to bring the premises up to standard under the provisions of the Standards of Maintenance By-law and in the event of non-compliance, enforcement proceedings be instituted forthwith.

B. THAT the Manager's Report dated June 4, 1976, be received for information.

5B. Ohio Rooms, 245 Powell Street - Lodging House By-law

During discussions on downtown eastside properties Mr. Bruce Eriksen, Downtown Eastside Residents Association, requested the Committee consider instituting enforcement proceedings against the owners of the Ohio Rooms, 245 Powell Street, which he had visited together with the Chairman and the Federal Minister of State for Urban Affairs, during a recent tour of premises in the area. Mr. Eriksen alleged the building was in a dirty condition and cockroach-ridden, and was a disgrace to the City.

Following discussion, it was

RECOMMENDED,

THAT the Medical Health Officer be instructed to carry out an inspection of the Ohio Rooms, 245 Powell Street and report back to the Committee.

6. Standards of Maintenance By-law - 1799 Cedar Crescent

Mr. Bruce Eriksen and Mr. Len Vierheilig addressed the Committee in connection with a complaint from Downtown Eastside Residents Association concerning lack of heat and adequate hot water in a basement suite at the above address formerly occupied by Mr. Vierheilig at a rent of $275 per month.

The Director of Permits and Licenses advised the premises had been visited by his staff on approximately ten occasions. It had not been possible to gain complete access to the premises and the owner did not respond to messages left by officials. Hallways and one housekeeping unit had been inspected and found to be in reasonable condition. A letter had been sent to the owner demanding access to the premises or charges will be laid.

It was

RECOMMENDED,

THAT the Director of Permits and Licenses be instructed to carry out the necessary enforcement procedures in respect of 1799 Cedar Crescent and report back to the Committee on July 29, 1976.

7. Wicklow Hotel, 1516 Powell Street - Lodging House By-law

The Director of Environmental Health in an oral report to the Committee made reference to legal proceedings involving ownership of the Wicklow Hotel which had delayed enforcement under the Lodging House By-law. The lawyers of the present operator had indicated they were not prepared to carry out the necessary improvements and in view of the condition of the premises, closure was recommended. Approximately sixty tenants were residing in the building.

Following discussion, it was

RECOMMENDED,

THAT a closure order be instituted against the Wicklow Hotel, 1516 Powell Street under the provisions of the Lodging House By-law;

FURTHER THAT appropriate City staff, in conjunction with Downtown Resources Board, be instructed to assist and advise present tenants of the premises on matters pertaining to relocation and rent.

FOR COUNCIL ACTION SEE PAGE(S) 494

The meeting adjourned at approximately 2:55 p.m.

* * * *

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

June 24, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 24, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Kennedy Alderman Marzari
ABSENT:	Alderman Bowers Alderman Sweeney
COMMITTEE CLERK:	G. Barden

INFORMATION

1. West Point Grey Community Association - Branch Library

On November 20, 1975 the Finance Committee heard a presentation by the West Point Grey Community Association for a branch library to be so located to serve both West Point Grey and the University Endowment Lands. The Finance Committee decided that the Association should apply to the Provincial Government for partial funding since the library was intended to serve in part the University Endowment Lands.

Ms. Dorothy Gillis, President, West Point Grey Community Association, reported that the Association made application to the Provincial Government without much success. The Provincial Government advised that a new building would be eligible for grant consideration under the terms of the Community Recreational Facilities Fund Act for one-third of the capital construction costs. Ms. Gillis noted that the City Council has approved a plebiscite being put to the voters in November for a Five-Year Plan, and requested that funds be included for a branch library or for furnishing and equipping a library in rental accommodation. Ms. Gillis stated that there are facilities available on 10th Avenue that could be used for a library.

Mr. Peter Kitchen, Vancouver Public Library Board, stated that the University Endowment Lands library situation is in a state of flux, however the Vancouver Public Library Board will be meeting with the University Endowment Lands group and the West Point Grey Community Association on October 1, 1976 to determine library requirements in the West Point Grey area and financing.

The Committee felt that funds might be put in a Five-Year Plan or in a future supplementary budget in 1977 or 1978 to furnish and equip a library in rental accommodation, and following further discussion it was

RESOLVED

THAT the Vancouver Public Library Board meet with other interested groups and report back to the Committee on a proposal for a branch library including specifics such as costs and site.

Cont'd . . .

RECOMMENDATION

2. Orpheum Theatre Restoration

A. Consultant's Fees

The Committee had for consideration a Manager's report dated June 11, 1976 (copy circulated) wherein the Director of Permits and Licenses reported on consultant's fees for acoustical engineering services in connection with the restoration of the Orpheum Theatre.

The Permits and Licenses Department reported that Bolt, Beranek and Newman, Consultants for the acoustical engineering services, have informed the City of an expected overrun of $16,800 in their fee. The City Architect, in negotiations with the Consultants regarding degree of consultation required, has determined that a maximum of $10,000 is necessary to complete the work. It was reported that Bolt, Beranek and Newman are highly specialized in their field and no local consultants have the expertise to complete the acoustics to the calibre attained so far. The City officials advised that the continued employment of Bolt, Beranek and Newman is necessary to ensure the success of the project. Following further discussion it was

RECOMMENDED

THAT an extension of $10,000 to Bolt, Beranek and Newman's contract be approved, to be provided from the sale of surplus furniture and equipment removed from the Orpheum Theatre.

B. Review of Start-Up Costs and Restoration Budget

The Committee had for consideration a Manager's report dated June 18, 1976 (copy circulated) wherein the Director of Permits and Licenses reported on 'Start-Up Costs and Budget' for the Orpheum Theatre restoration.

The following is a general summary of start-up costs required for the opening of the Orpheum Theatre as submitted by the Theatre Manager and reviewed by the City Architect:

"a) Office Furniture (3 offices)	$ 2,500
b) Lobby Furniture & Equipment	10,900
c) Janitorial Supplies	3,050
d) Janitorial Equipment	1,650
e) Stage Equipment and Furniture	44,500
f) Two Pianos	23,300
g) Publicity & costs related to opening program	5,000
	$90,900".

In addition it was reported that the projected budget for the restoration work is approximately $100,000 over the approved funds (not including start-up costs). This is due mainly to costs additional to those anticipated in the original scope of the work as follows:

"Bracing of brick facing to east wall	$ 40,000
New sewer connections	12,000
Additional sprinkler systems	12,000
Seismic bracing (earthquake)	10,000
Sales tax (extra 2%)	20,000
Equipment repair	10,000
	$104,000".

Cont'd . . .

Clause #2 continued:

Even though there is a projected overrun, the Orpheum Building Committee does not wish to request additional funds of Council at this time. A reasonably firm project cost will not be known for approximately two months, and the funding requirement may change. It may still be possible to absorb a large proportion of the additional costs by diligent management of the budget. This situation places the Orpheum Building Committee in a difficult position, since it does not wish to unduly lower the standard of work, yet the further the project progresses, the more difficult it will be to make savings. Council should be aware, therefore, that some additional funds may be required otherwise certain parts of the work may be left uncompleted.

Following discussion it was

RECOMMENDED

A. THAT funds for items 'a' to 'g' inclusive be approved as described above in the amount of $90,900 for costs essential to the opening of the Orpheum Theatre.

B. THAT $8,050 be provided from Contingency Reserve.

C. THAT $82,850 be provided from Supplementary Capital, to be financed initially by temporary borrowing from revenue surplus to be reimbursed from funding raised through public or private subscription and/or donations.

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Due to time restrictions the following two items were deferred to the next meeting of the Committee:

3. Brief re Railway Passenger Service
4. Policy on Matter of Renewal of Grant Applications.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 494

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 24, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 24, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Volrich

ABSENT: Alderman Boyce
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of June 15, 1976, were adopted.

RECOMMENDATION

1. Liquor Permit Application - 170 Water Street

The Committee had before it for consideration a Manager's report dated June 14, 1976, submitted by the Manager for the consideration of the Committee in which the Director of Planning reported as follows on Development Permit Application #74157:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated on the corner of Water and Cambie Streets in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 590 sq. ft. and a maximum seating capacity of 55 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

A representative of the Director of Planning appeared before the Committee and briefly explained the report pointing out the proposed cocktail lounge is within an established restaurant and following consideration, it was

RECOMMENDED

THAT Council approve of the establishment of a cocktail lounge in a portion of the main floor of the existing building at 170 Water Street.

Cont'd...

RECOMMENDATION

2. Liquor Permit Application - 1781 Beach Avenue

The Committee had before it for consideration a Manager's report dated June 15, 1976, which was submitted by the Manager for the consideration of the Committee and in which the Director of Planning reported as follows on Development Permit Application #74081:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a lounge, ancillary to the existing restaurant.

This development is situated on the east side of Beach Avenue between Burnaby and Davie Streets in the West End District.

The proposed lounge will provide an assembly area of approximately 500 sq. ft. and a maximum seating capacity of 45 persons. The restaurant would have an area of 5160 sq. ft. and a seating capacity of 150 persons.

The applicant has stated that the lounge will be used ancillary to the restaurant.

No additional off-street parking spaces are being provided for the lounge. It has been the policy not to require additional parking spaces where a lounge is used ancillary to a restaurant and does not exceed 10% of the restaurant area.

The Director of Planning has approved this development permit application, subject to the condition that prior to the issuance of the development permit:

(a) a written undertaking is to be first submitted by the owners of the building, clearly indicating to the satisfaction of the Director of Planning that the proposed lounge will be used only ancillary to the existing restaurant

(b) this request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action.

It should be noted that the lounge is located in the building somewhat separate from the restaurant. The lounge would be located on the main floor beside the restaurant kitchen facilities. The seating area for the restaurant is located on the second floor. Access to the lounge and restaurant is provided through a common foyer. '

A representative of the Planning Department as well as the applicant Mr. William Dunn, appeared before the Committee on this matter and during discussion it was noted the building in question is a former Chinese food and fish and chip establishment at the southeast corner of Denman Street and Beach Avenue overlooking English Bay.

The Committee noted that the proposed cocktail lounge is to be located on the ground floor with the restaurant located upstairs and questioned how the lounge can be operated as ancillary to the restaurant and not operated independently.

The applicant explained the establishment is primarily a restaurant operation and that under Liquor Administration Branch regulations a waiting area lounge is required. He stated further that the management will ensure that the lounge patrons will be only those persons who intend to remain for dinner upstairs.

Cont'd...

Clause No. 2 Continued:

A total of 12 parking spaces are being provided and it was noted that if the lounge were not ancillary to the restaurant (i.e. operated as a separate establishment) a total of 26 car parking spaces would be required.

Following consideration, it was

RECOMMENDED

THAT Council approve of the establishment of a licensed lounge on the main floor of the existing building at 1781 Beach Avenue.

INFORMATION

3. Proliferation of Liquor Outlets

A Member of the Committee pointed out that almost every week the Community Services Committee is faced with applications for a new cabaret or lounge, usually in the downtown area, and wondered whether the City was not reaching the saturation point on the number of licensed premises.

A statement was made that there may be too many such establishments and that possibly the City should consider a moratorium on licensed premises in the downtown area.

Following discussion, it was

RESOLVED

THAT the Community Services Committee request the Liquor Administration Branch to provide a map and a list showing all types of licensed premises and their location and seating capacity in the downtown area, and that this information, once received, be discussed with representatives of the Liquor Administration Branch.

RECOMMENDATION

4. Civic Grant Request - Strathcona Summer Enrichment Program

The Committee had before it for consideration a Manager's report dated June 4, 1976, (copies circulated) in which the Director of Social Planning recommended approval of a grant of $9,000 to provide salaries for 8 student program staff for the Strathcona Summer Enrichment Program and that the matter of continued funding and future auspices of this program be referred to the joint School Board, Parks Board, City Council Committee.

A representative of the Social Planning Department and representatives of the Strathcona Community Centre appeared before the Committee on this matter and following a brief discussion, it was

RECOMMENDED

(a) THAT Council approve a grant of $9,000 to provide salaries for 8 student program staff for the Strathcona Summer Enrichment Program 1976;

(b) THAT Council refer the matter of continued funding and future auspices of the Strathcona Community Centre Summer Enrichment Program to the joint School Board, Parks Board, City Council Committee.

Cont'd...

INFORMATION

5. Civic Grants - Status Report

The Committee had before it for consideration a Manager's report dated June 3, 1976, (copies circulated) in which the Director of Social Planning reported on a list of 24 agencies which have received civic social services grants for three years or more.

A representative of the Social Planning Department appeared before the Committee and explained that the Director of Social Planning will report back to the Committee in the fall on the results of discussions to be held with these agencies to discuss their future funding.

Following consideration, it was

RESOLVED that the Manager's report dated June 3, 1976 on Civic Grants be received.

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 494-5